

MULTI-PURPOSE CAMPUS

701 3RD ST NW, JAMESTOWN, ND 58401


GOLDMARK™
COMMERCIAL REAL ESTATE INC



FOR SALE



LARGE CAMPUS WITH EXTENSIVE AMENITIES

Price: \$1,625,000

Size: 83,144 SF

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www.goldmarkcommercial.com

MULTI-PURPOSE CAMPUS

701 3RD ST NW, JAMESTOWN, ND 58401



BUILDING SIZE

83,144 SF

PRICE

\$1,625,000

LOT SIZE

17.94 acres

PARCEL NUMBERS

741952000
741954000
749705860
741953000
744083500
744083000
744082500

NEIGHBORS

South Central Human Services
2 min drive from Downtown
Progress Community Center
South Central Dakota Regional Council
Jamestown Business Center

PROPERTY DESCRIPTION:

The former Anne Carlsen Center Campus, ideally located at 701 3rd St NW, Jamestown, ND, is available for sale. This expansive property spans 17.94 acres and has 83,144 SF of space designed to accommodate diverse needs.

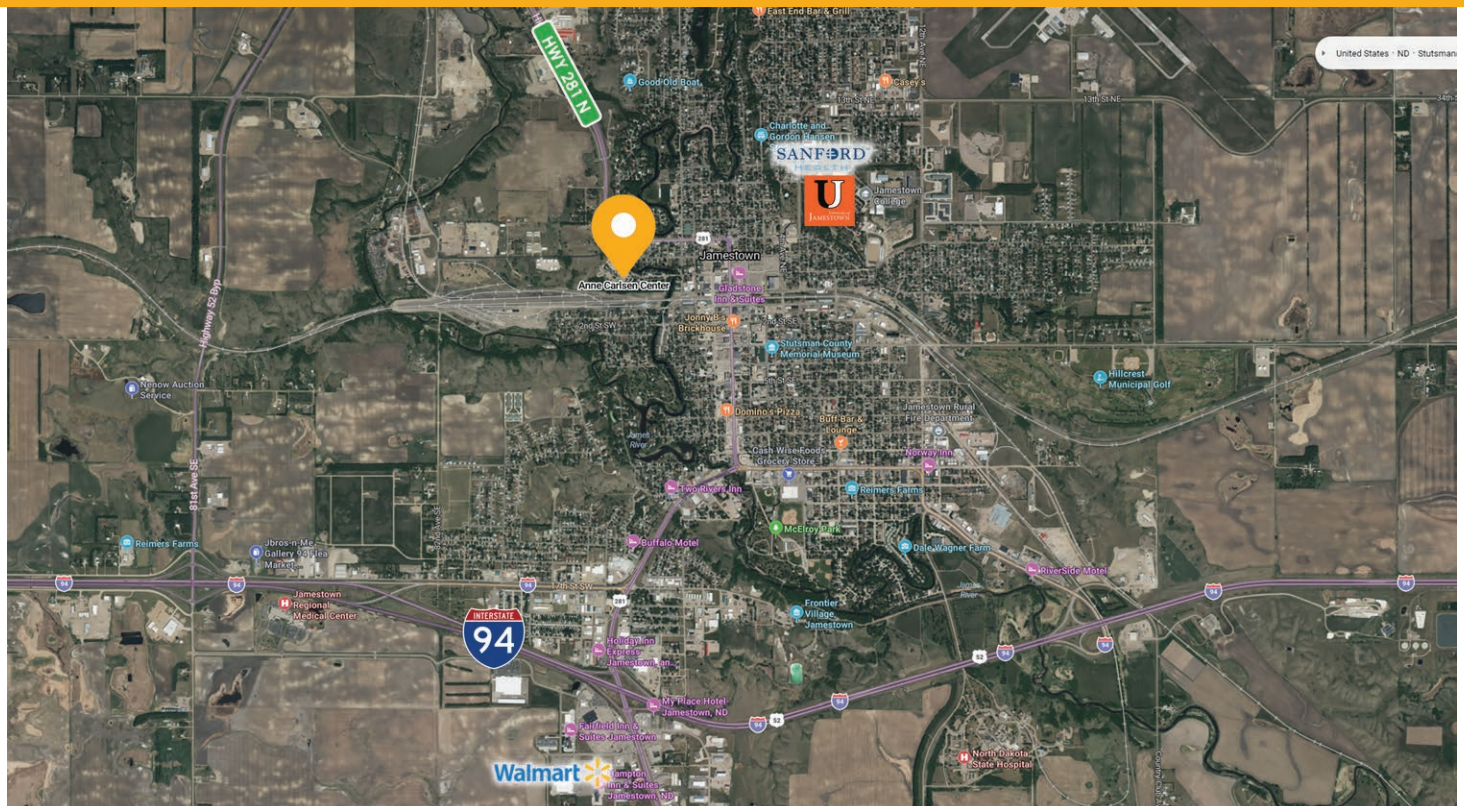
Distinguished by its specialized facilities aimed at supporting physical and developmental growth, the campus includes a therapy pool and an indoor sensory gymnasium. There is also 1.67 acres of vacant land, offering potential for expansion or redevelopment, as well as 6.22 acres dedicated to a walking park and greenspace, providing serene outdoor settings.

Key amenities within the main building include a fully equipped commercial kitchen, a solarium for leisure activities and a spacious 2,000 SF multi-purpose dining hall ideal for communal gatherings. The campus also features an auditorium suitable for presentations or events, a garage for convenient storage, and a large library offering ample space for study and research.

A notable feature is the 19,200 SF dedicated medical wing, complete with two large lounges, a study area, and 12 advanced care units, ensuring comprehensive care and support facilities on-site.

This property presents a rare opportunity for a variety of potential uses, including educational institutions, healthcare facilities, corporate retreat centers, or residential redevelopment, all within a central and accessible location in Jamestown, ND.

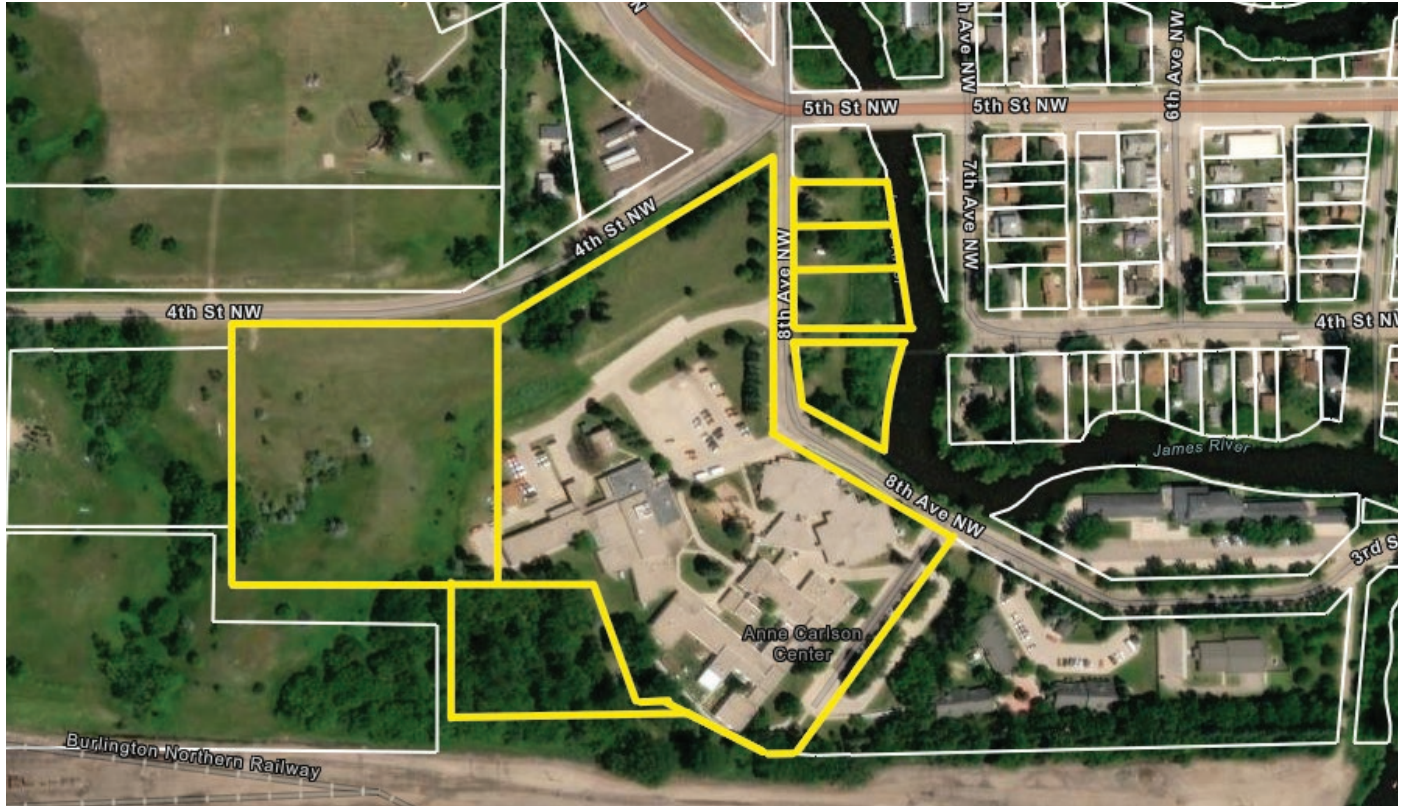
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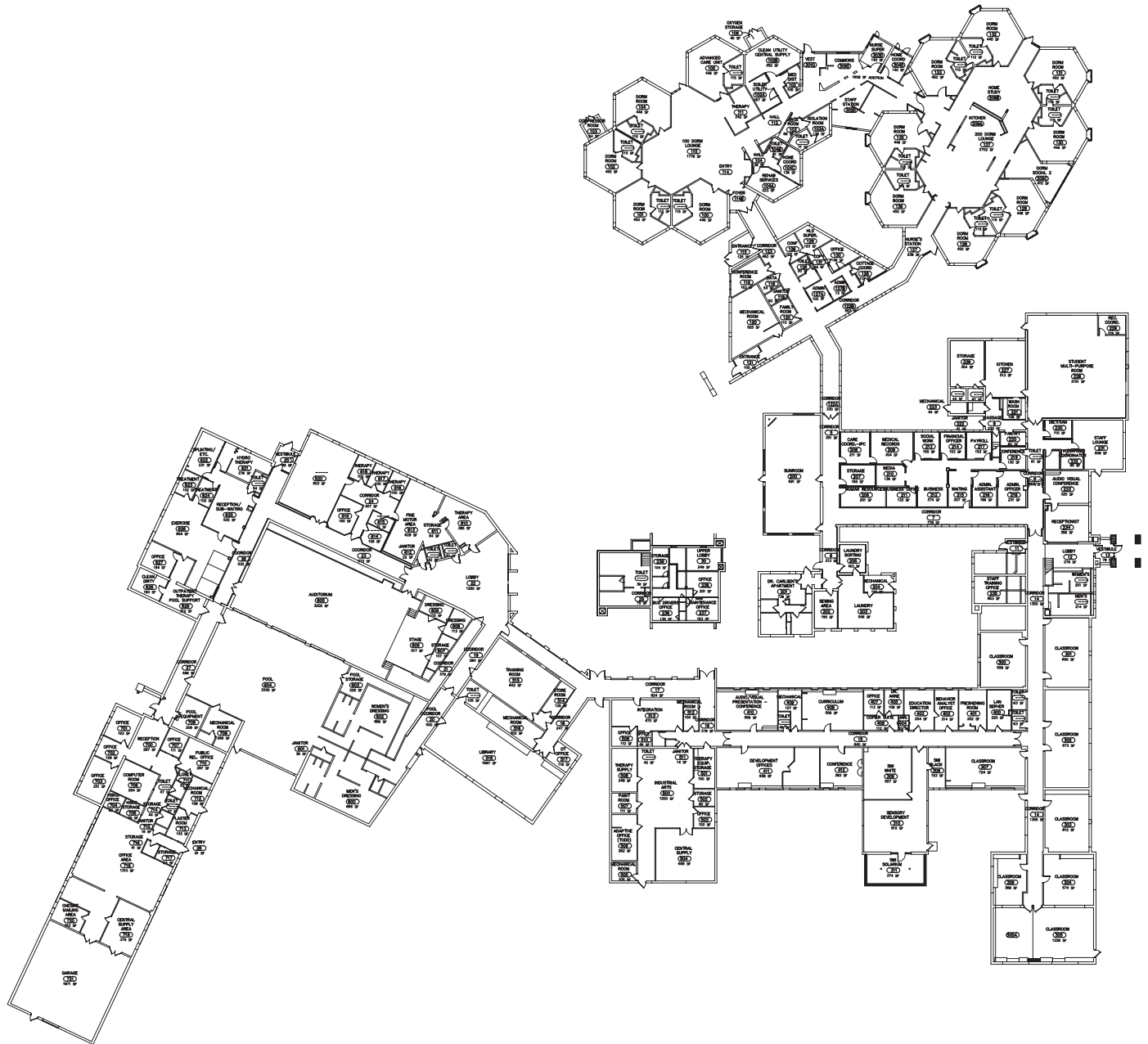


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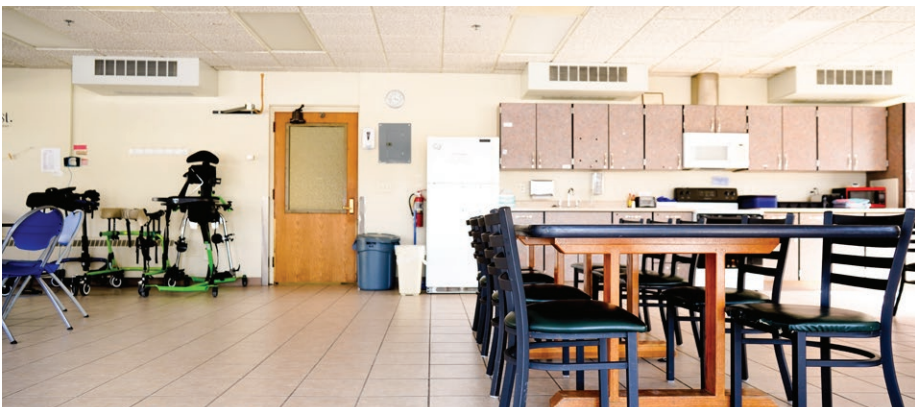
FLOORPLAN



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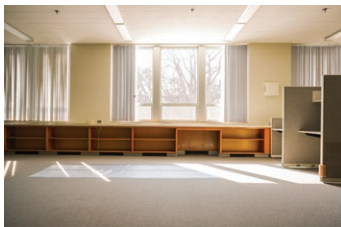
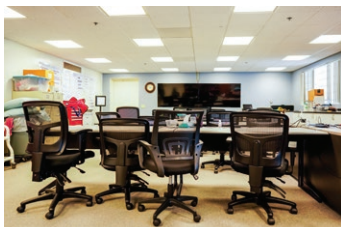


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INTERIOR PHOTOS

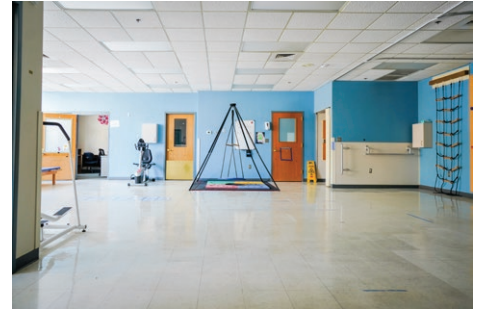


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INTERIOR PHOTOS



MULTI-PURPOSE CAMPUS

701 3RD ST NW, JAMESTOWN, ND 58401

RING OF 1-MILE

KEY FACTS

6,107

Population

39.8

Median Age



Average Household Size

\$49,564

Median Household Income

BUSINESS



364

Total Businesses



3,341

Total Employees

INCOME



\$49,564

Median Household Income



\$30,279

Per Capita Income



\$77,908

Median Net Worth

EDUCATION

8.7%

No High School Diploma



34.4%

High School Graduate



32.5%

Some College/Associate's Degree



24.5%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

54.7%



Blue Collar

16.9%



Services

28.5%

2.4%

Unemployment Rate

2023 Households by income (Esri)

The largest group: \$25,000 - \$34,999 (19.1%)

The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	14.4%	-2.4%	
\$15,000 - \$24,999	6.5%	-0.3%	
\$25,000 - \$34,999	19.1%	+4.0%	
\$35,000 - \$49,999	10.2%	-1.0%	
\$50,000 - \$74,999	15.4%	+3.5%	
\$75,000 - \$99,999	13.6%	-0.3%	
\$100,000 - \$149,999	15.6%	-0.6%	
\$150,000 - \$199,999	2.8%	-2.2%	
\$200,000+	2.4%	-0.7%	

Bars show deviation from Stutsman County

RING OF 3-MILES

KEY FACTS

16,283

Population

42.5

Median Age



Average Household Size

\$45,593

Median Household Income

BUSINESS



814

Total Businesses



11,117

Total Employees

INCOME



\$45,593

Median Household Income



\$29,241

Per Capita Income



\$65,287

Median Net Worth

EDUCATION

8.6%

No High School Diploma



37.3%

High School Graduate



30.7%

Some College/Associate's Degree



23.4%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

60.6%



Blue Collar

14.7%



Services

24.8%

2.9%

Unemployment Rate

2023 Households by income (Esri)

The largest group: <\$15,000 (18.5%)

The smallest group: \$200,000+ (2.3%)

Indicator ▲	Value	Diff	
<\$15,000	18.5%	+1.7%	
\$15,000 - \$24,999	7.5%	+0.7%	
\$25,000 - \$34,999	15.2%	+0.1%	
\$35,000 - \$49,999	11.5%	+0.3%	
\$50,000 - \$74,999	12.2%	+0.3%	
\$75,000 - \$99,999	13.6%	-0.3%	
\$100,000 - \$149,999	16.0%	-0.2%	
\$150,000 - \$199,999	3.1%	-1.9%	
\$200,000+	2.3%	-0.8%	

Bars show deviation from Stutsman County