

FOR SALE - COMMERCIAL LOT



1601 43RD AVE NE, BISMARCK

PROPERTY DESCRIPTION

This expansive, level commercial lot spans 159,506 SF and is zoned commercial RT, presenting a prime investment prospect. With a desirable price of \$7.21 PSF and no specials balance, this property is both financially appealing and development-ready. Benefiting from convenient access via 43rd Ave and proximity to key amenities, including major retailers and services, this site offers an advantageous location. Boasting city utilities and a storm drain detention pond, this property is ready to support a variety of commercial endeavors.

PROPERTY HIGHLIGHTS

- Great Level Commercial Lot with Storm Drain Detention Pond
- \$7.21 PSF = \$1,150,038.26
- 159,506 SF / 3.6618 Acres
- Utilities Available: City Sewer, Water, Natural Gas
- An easement exists with the neighboring property whereby access is granted for maintenance of mowing and snow removal. Easement document available upon request.

OFFERING SUMMARY

Sale Price:	\$1,150,038.26
Lot Size:	159,506 SF / 3.6618 Acres
Zoning:	Commercial RT
PID:	1625-002-050
2024 Taxes:	\$1,396.16
Specials Balance:	\$0

NEARBY BUSINESSES

Cash Wise	Starbucks
CHI Urgent Care	Walmart

- Lot Width: 655' (Front) 1,078' (Rear), Lot Depth: 369'
- Located on 43rd Ave, Just Off of State Street with Easy Access
- 5,425 Vehicles Per Day on 43rd Ave, 24,895 on Nearby State Street



George Yineman
Associate Broker/Commercial REALTOR®
George@risepropertybrokers.com
c: 701.319.3000

*All information herein has been obtained from sources deemed reliable.
No warranty or guarantee is made as to the accuracy of the information.*

RISE PROPERTY BROKERS

1010 E Central Ave
Bismarck, ND 58501
o: 701.222.0232

risepropertybrokers.com

PROPERTY PHOTOS



George Yineman
Associate Broker/Commercial REALTOR®
George@risepropertybrokers.com
c: 701.319.3000

RISE PROPERTY BROKERS

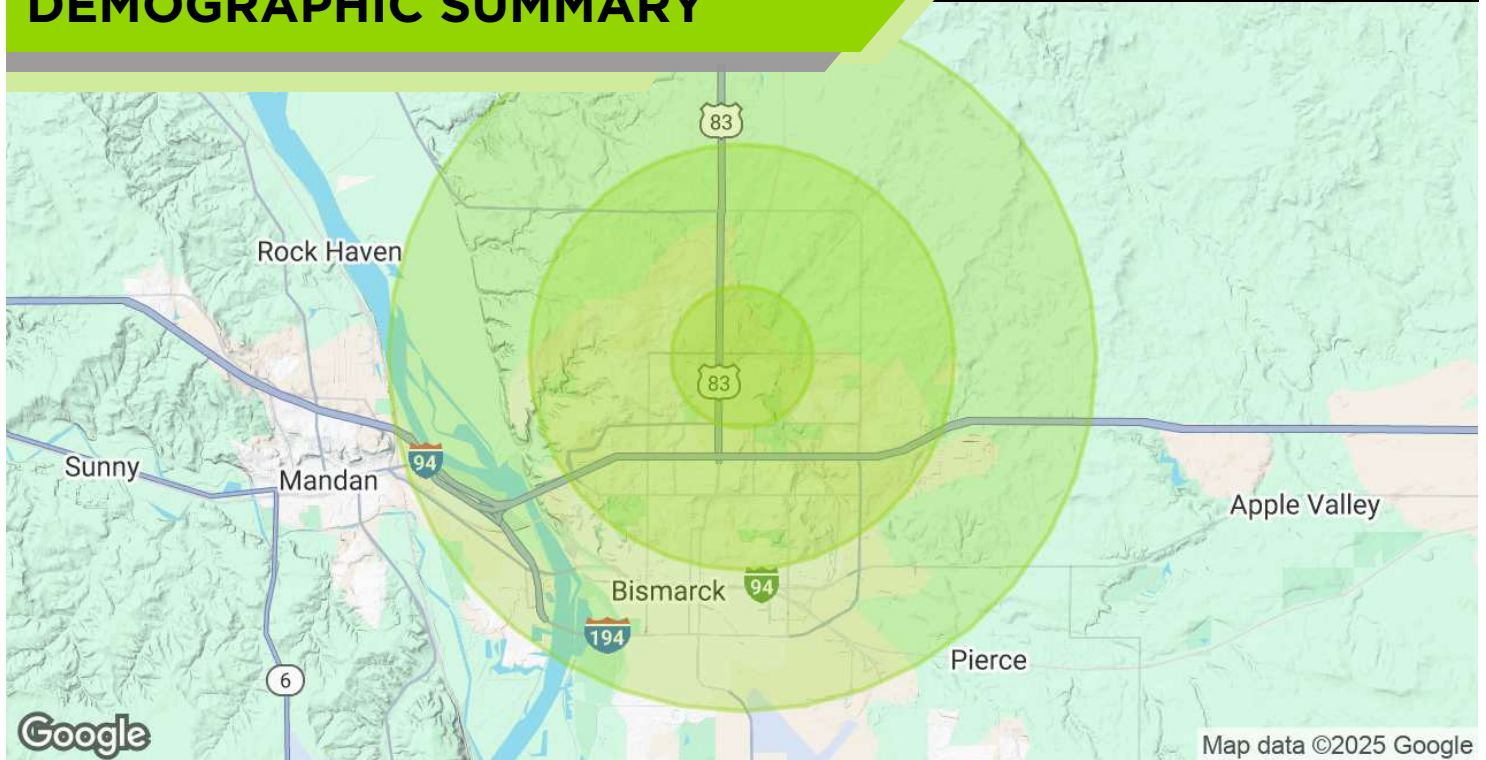
1010 E Central Ave
Bismarck, ND 58501

o: 701.222.0232

risepropertybrokers.com

*All information herein has been obtained from sources deemed reliable.
No warranty or guarantee is made as to the accuracy of the information.*

DEMOGRAPHIC SUMMARY



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,993	53,784	83,240
Average Age	43	41	40
Average Age (Male)	40	39	39
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,461	22,611	35,222
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$92,221	\$96,973	\$96,099
Average House Value	\$333,134	\$318,729	\$320,455

Demographics data derived from AlphaMap



George Yineman
Associate Broker/Commercial REALTOR®
George@risepropertybrokers.com
c: 701.319.3000

RISE PROPERTY BROKERS

1010 E Central Ave
Bismarck, ND 58501

o: 701.222.0232

risepropertybrokers.com

All information herein has been obtained from sources deemed reliable.
No warranty or guarantee is made as to the accuracy of the information.

PROPERTY LOCATION



LOCATION OVERVIEW

Located on 43rd Avenue, Just Off of State Street with Easy Access

5,425 Vehicles Per Day on 43rd Avenue, 24,895 on Nearby State Street

Surrounded by many amenities such as North Walmart, Costco, Starbucks, Cash Wise Grocery, and many other retailers, restaurants, banks, and hotels



George Yineman
Associate Broker/Commercial REALTOR®

George@risepropertybrokers.com
c: 701.319.3000

*All information herein has been obtained from sources deemed reliable.
No warranty or guarantee is made as to the accuracy of the information.*

RISE PROPERTY BROKERS

1010 E Central Ave
Bismarck, ND 58501

o: 701.222.0232

risepropertybrokers.com



THE RISE TEAM

GEORGE YINEMAN

Associate Broker/Commercial REALTOR®
701.319.3000



Adam Geiger, CCIM
Broker / President
701.425.9427



George Yineman
Associate Broker / REALTOR®
701.425.9427



Regina Yineman
Commercial Agent / VP of Operations
701.471.3140



Chris Volk
Commercial REALTOR®
701.880.0522



Fred Koenig
Commercial REALTOR®
701.226.7206



Virginia Swan
Commercial & Residential REALTOR®
701.371.6351



Maleah Nelsen
Marketing Coordinator



*All information herein has been obtained from sources deemed reliable.
No warranty or guarantee is made as to the accuracy of the information*