

FOR SALE

OFFICE BUILDING BISMARCK, ND

301 E THAYER AVE | BISMARCK, ND 58501



— LICENSED IN ND, SD, MN —



\$110,059

average 5-mile
household income



40,998

households within
5-mile radius



97,054

5-mile
population



9,500

N 3RD ST VPD



JILL DUEMELAND, CCIM

President & CEO
701.471.8996 | jill@duemelands.com

APRIL A. EIDE, CCIM

VP of Brokerage
701.391.8220 | april@duemelands.com

PROPERTY OVERVIEW

Located at 301 E Thayer Ave in Bismarck, this well-positioned office building offers excellent visibility, convenience, and income potential. The property is strategically located just north of the mall and Civic Center, with convenient access to the south retail corridor, while N 3rd Street sees nearly 10,000 vehicles per day. The property features onsite parking with rental income, monument and building signage, and is within walking distance of both hospitals and the courthouse. The lower level includes two restrooms, a kitchen, and ample file storage, while renderings and plans are available upon request for potential additions to the building's square footage and outdoor space.

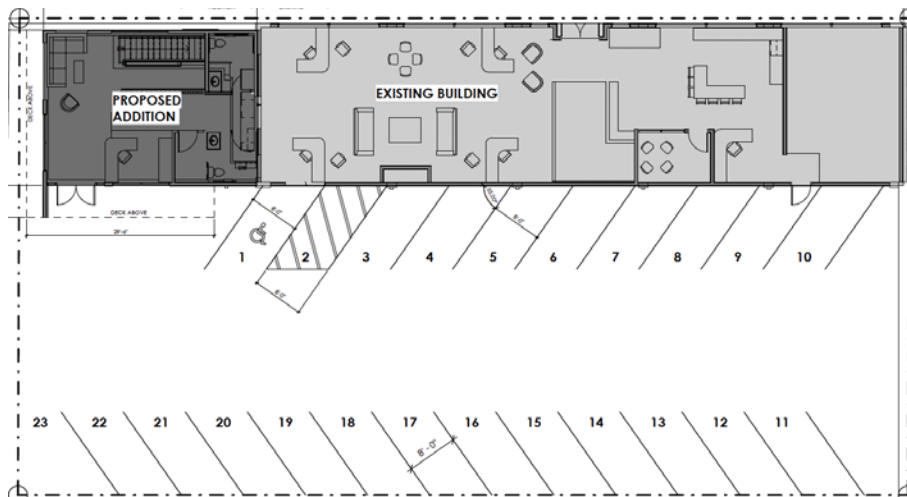
 **BUILDING AREA**
4,251 SF (2,639 SF MAIN FLOOR)

 **PARKING**
25 SPACES (ABILITY TO RENT OUT PARKING)

 **YEAR BUILT/RENOVATED**
1971/2003

 **BUILDING CLASS**
C

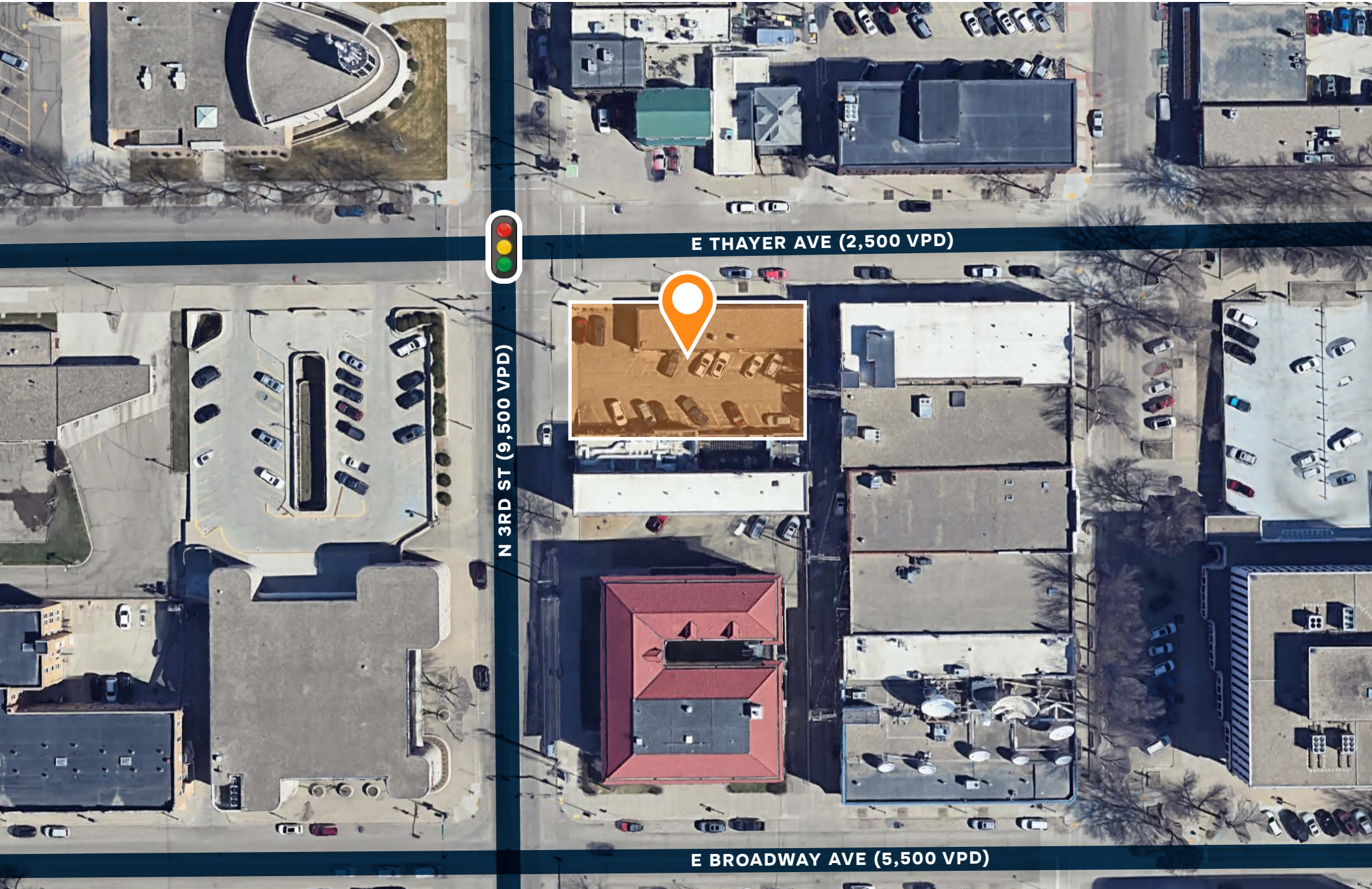
 **PRICING**
\$900,000 AS-IS, INCLUDES PARKING LOT



NEARBY RETAIL & MEDICAL



SITE AERIAL

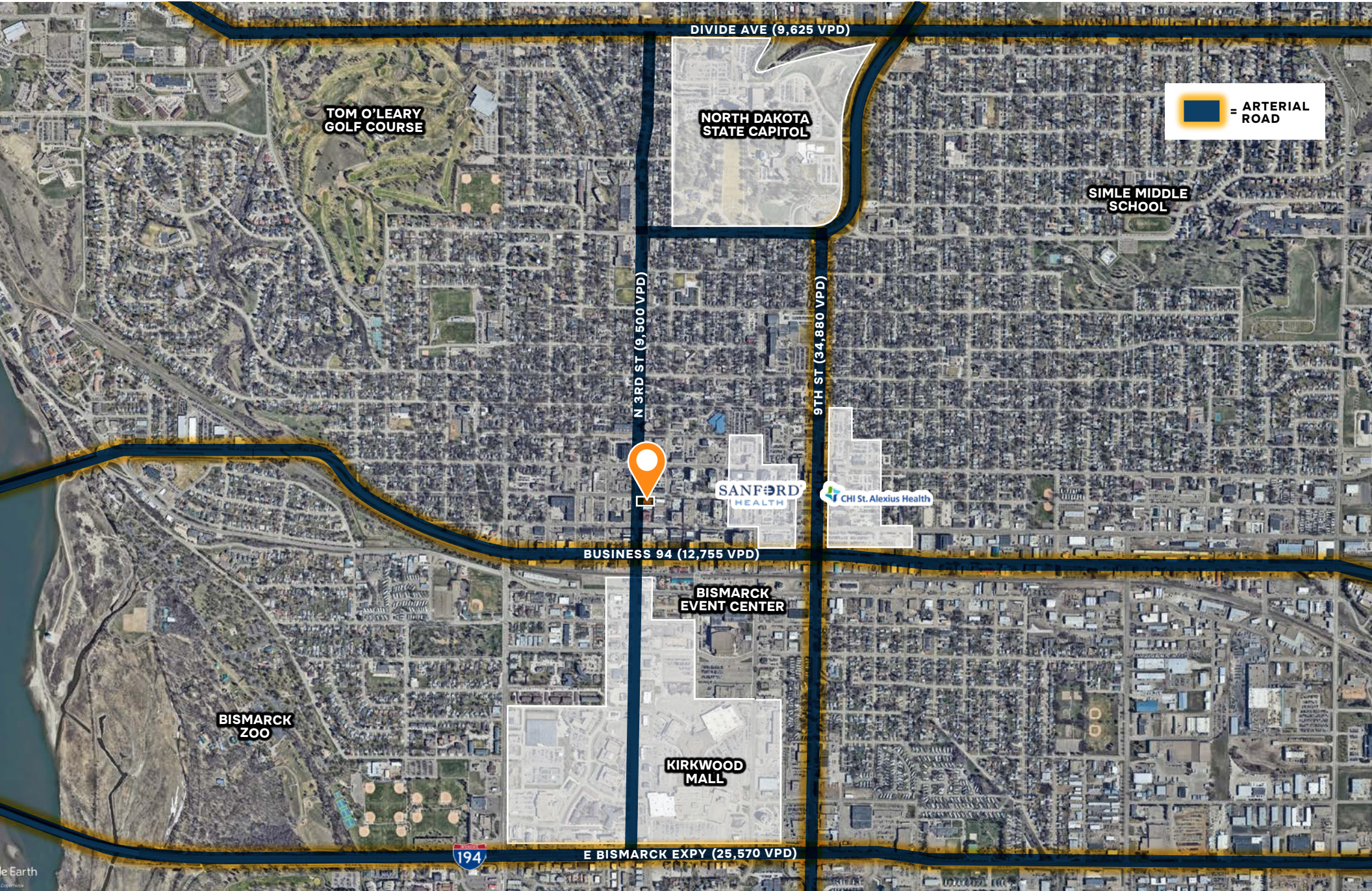


E THAYER AVE (2,500 VPD)

N 3RD ST (9,500 VPD)

E BROADWAY AVE (5,500 VPD)

IMMEDIATE MARKET MAP



REGIONAL TRADE MAP



MARKET OVERVIEW



GOVERNMENT

As North Dakota's capital city, Bismarck serves as the center of state government. The North Dakota State Capitol anchors the city and houses the governor's office, legislature, and numerous state agencies, making Bismarck the political heart of the state.



HEALTHCARE

Bismarck is a leading regional healthcare hub, home to major providers such as Sanford Health Bismarck, CHI St. Alexius Health, and the Bismarck VA Clinic. These facilities deliver comprehensive medical services, specialty care, and advanced treatment options to residents across central and western North Dakota.



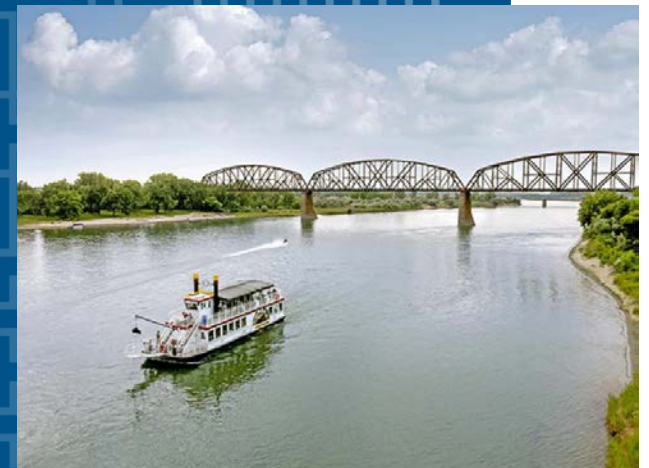
ENERGY & PROFESSIONAL SERVICES

While not located directly in the Bakken oil fields, Bismarck plays a vital administrative and professional services role in supporting North Dakota's energy industry. The city is home to regulatory agencies, engineering firms, financial institutions, and industry offices that support oil and gas development throughout the state.



RECREATION & QUALITY OF LIFE

Situated along the Missouri River, Bismarck is known for its strong outdoor recreation culture and historic attractions, including nearby Fort Abraham Lincoln State Park. Extensive trail systems, parks, and river access contribute to the city's high quality of life and regional appeal.



BISMARCK, NORTH DAKOTA

Bismarck, North Dakota, is the state capital and the county seat of Burleigh County. As one of the most important political and economic centers in the state, Bismarck plays a central role in government, healthcare, commerce, and regional services. Located in south-central North Dakota along the Missouri River, the city serves as a strategic hub for transportation and business, with access to Interstate 94 and U.S. Highways 83 and 10 connecting communities across the state.

While not situated directly within the core of the Bakken Formation, Bismarck plays an important administrative, financial, and service role supporting North Dakota's energy industry. As the state capital, it houses regulatory agencies, industry offices, and professional services that support oil and gas development throughout western North Dakota.

Bismarck is also a leading healthcare center for central and western North Dakota. Major providers include Sanford Health Bismarck, CHI St. Alexius Health, and the Bismarck VA Clinic, offering comprehensive medical services to residents across a broad rural region. These facilities provide advanced specialty care, emergency services, and regional outreach programs that strengthen access to quality healthcare throughout the state.

