

# Commercial Building for Sale



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

7101 Highway 2 & 52 W - Minot, North Dakota



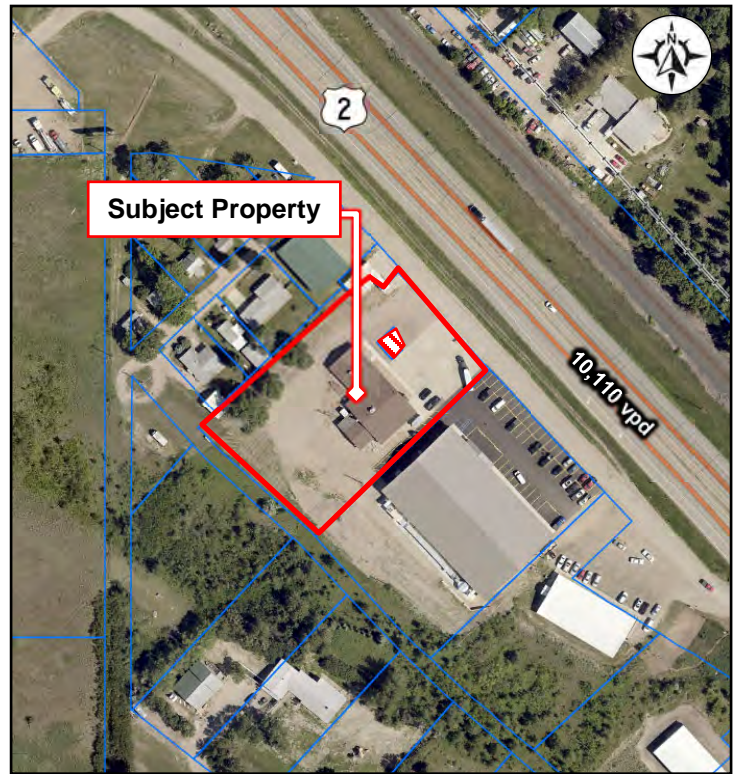
**List Price: \$1,200,000**

## Property Information

- ◆ Owner / User investment property
- ◆ 6,771 sf building
  - ◇ 4,336 sf leased
  - ◇ 2,435 sf available to occupy
- ◆ Additional Income - \$3,975 (Gross Rent)
- ◆ Fully renovated in 2017 / 2018
- ◆ 1.37 acre lot

## Location Highlights

- ◆ Excellent visibility and easy access
- ◆ Located west of Minot along US Highway 2 (10,110 vpd)



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
CEO & President  
Phone: 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
Direct: 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)

# Property Information

Retail Building for Sale

## Property Identification

### Address:

7101 Highway 2 & 52 W  
Minot, North Dakota

### Legal Description:

Lot 1  
Speedway 3rd Addition  
County of Ward  
State of North Dakota

### Parcel ID:

HA18.148.000.0010

## Property Details

### Building Size:

6,771 sf

### Year Built:

Built in 1983 & 1988  
Renovated in 2017 / 2018

### Lot Area:

1.37 acres (59,677 sf)

### Zoned:

Highway Commercial

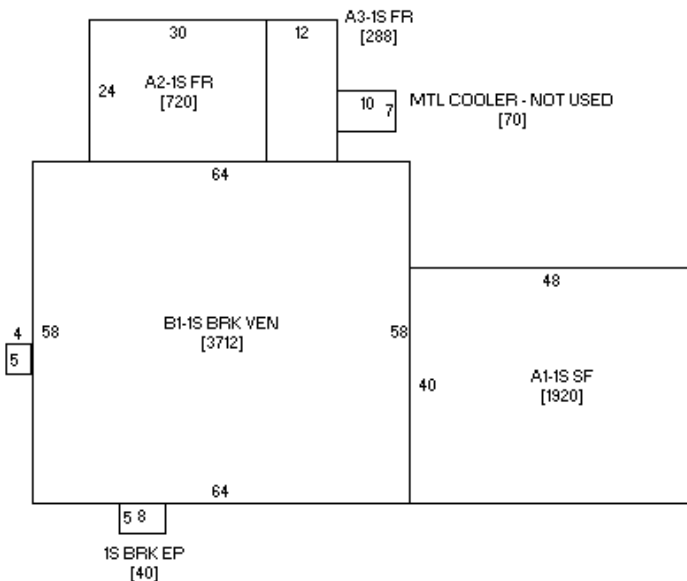
### Property Taxes:

\$4,468.36 (2023)

### Special Assessment Balance:

None (To be verified by Buyer)

## Property Sketch



## Minot Demographics

Population:	48,615
Number of Households:	21,357
Average Household Income:	\$102,273
Households w/ \$50K+ Income:	14,623
% of Pop. w/ Assoc. Degree +:	43.0%
Number of Employees:	33,979
Number of Businesses:	2,391



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
CEO & President  
Phone: 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
Direct: 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)

# Location Aerial

Retail Building for Sale



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
CEO & President  
Phone: 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
Direct: 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)