Commercial Building for Sale

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)





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DUEMELANDS COMMERCIAL REAL ESTATE

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessee should conduct their own analysis and rely on their own investigative results.

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

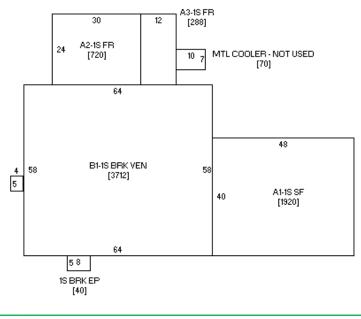
Property Taxes:

\$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

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Location Aerial

Retail Building for Sale





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