

## 45th Avenue NE - Minot, North Dakota



### Property Information

- ◆ **Lot 4, Ridgedale Industrial Park**
  - ◇ Sale Price: \$377,820 (\$3.00 psf)
  - ◇ 2.89 acres
  - ◇ 201 45<sup>th</sup> Avenue NE
  - ◇ Zoned M1 - Light Industrial
- ◆ **Lot 5, Ridgedale Industrial Park**
  - ◇ Sale Price: \$355,497 (\$3.00 psf)
  - ◇ 2.75 acres
  - ◇ 225 45<sup>th</sup> Avenue NE
  - ◇ Zoned M1 - Light Industrial
- ◆ **Lot 2, Ridgedale Industrial Park 2nd**
  - ◇ Sale Price: \$307,098 (\$3.00 psf)
  - ◇ 2.35 acres
  - ◇ Unassigned address
  - ◇ Zoned C2 - General Commercial

### Area Information

- ◆ Located in the Ridgedale Industrial Park
- ◆ Easy access to N Broadway & 46th Ave NE

### Continuous Option\* - Approx. 9 acres



\* Contingent upon city approvals that street may be vacated.



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
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# Property Information

## Industrial Park Lots

### Property Identification

#### Address:

201 45<sup>th</sup> Avenue NE, Minot, ND  
 225 45<sup>th</sup> Avenue NE, Minot, ND  
 Unassigned, Minot, ND

#### Legal Description:

Lots 4 & 5  
 Ridgedale Industrial Park  
 Minot, Ward County, North Dakota  
 &  
 Lot 2  
 Ridgedale Industrial Park 2nd  
 S1-155-83 Harrison-S1 A 2.35  
 Ward County, North Dakota

#### PID:

MI01.819.000.0040  
 MI01.819.000.0050  
 HA01.087.000.0020

### Property Details

#### Lot Area:

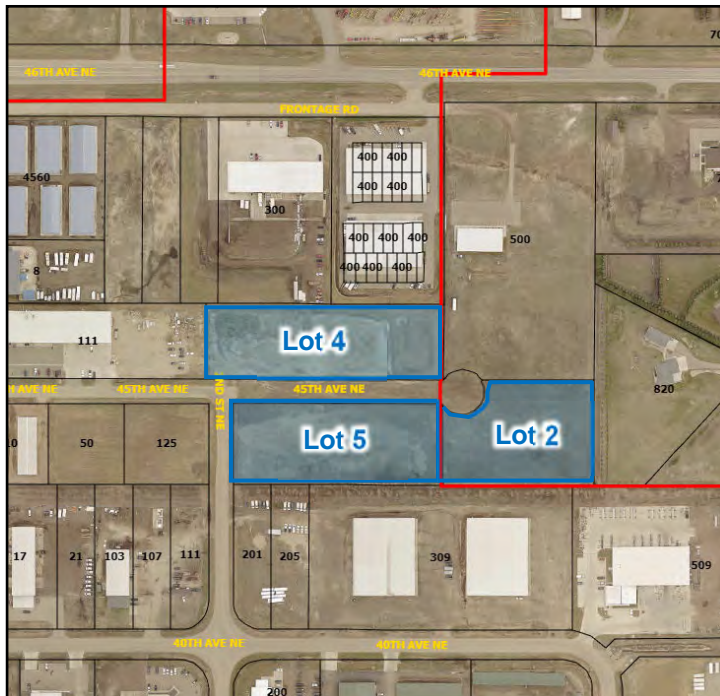
Lot 4: 2.89 acres (125,940 sf)  
 Lot 5: 2.72 acres (118,499 sf)  
 Lot 2: 2.35 acres (102,366 sf)

#### Zoned:

Lot 4: M1 - Light Industrial  
 Lot 5: M1 - Light Industrial  
 Lot 2: C2 - General Commercial

#### Location:

Lot 4: City of Minot  
 Lot 5: City of Minot  
 Lot 2: Ward County



### Area Demographics

Radius	1-Mile	3-Mile	5-Mile
<b>Population:</b>	1,500	17,812	41,420
<b>Number of Households:</b>	772	7,600	17,729
<b>Average Household Income:</b>	\$106,486	\$100,951	\$98,167
<b>Households w/ \$50K+ Income:</b>	558	4,976	11,124
<b>Percent of Population w/ Assoc. Degree +:</b>	45.3%	50.7%	45.7%
<b>Number of Employees:</b>	1,210	8,435	29,134
<b>Number of Businesses:</b>	85	483	2,039



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# Property Aerial

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