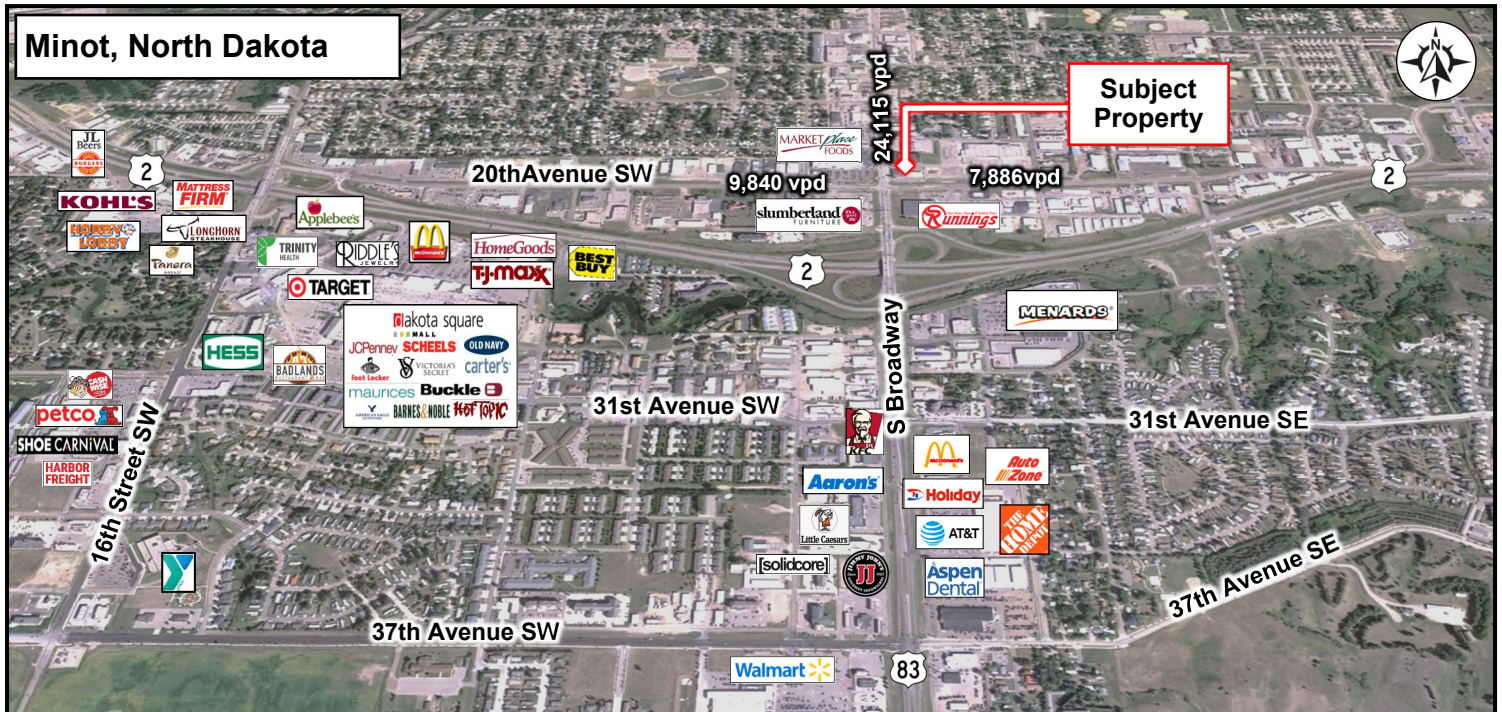


S Broadway Properties for Sale



DUEMELANDS
COMMERCIAL REAL ESTATE

Lindquist Square - Minot, North Dakota



Sale Price: \$1,300,000

Property Information

- ◆ **Bldg. A** - 1933 S Broadway - 9,760 finished sf
- ◆ **Bldg. B** - 104 20th Ave S - 5,662 sf
- ◆ 1.22 total acres
- ◆ Redevelopment Opportunity with existing rental cashflow in place
- ◆ Zoned C2 - General Commercial

Area Information

- ◆ Located at hard corner signalized intersection along S Broadway (24,115 vpd)
- ◆ Close to Marketplace Foods, Slumberland, Runnings, and Menards
- ◆ Directly north of main intersection in Minot of Broadway and Hwy 2



Businesses are currently open and operating at this location. Please DO NOT disturb customers, contact the business' ownership or management, or visit the site without Agent.



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
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April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Property Information

S Broadway Properties

Property Identification

Address:

1933 S Broadway & 104 20th Ave SW
Minot, North Dakota

Legal Description:

Lot 22, Block 253
SW1/4 SW1/4 West 125' of Outlot 2
&
Lot 21, Block 253
SW1/4 SW1/4 East 158' of Outlot 2
Outlots Sec 25 155 83
City of Minot
County of Ward
State of North Dakota

PID:

MI25.288.253.0022
MI25.288.253.0021

Property Details

Building Size:

9,760 sf (1933 S Broadway)
7,040 sf Main Floor
2,720 sf Finished Basement
5,662 sf (104 20th Ave SW)

Built:

1967 (1933 S Broadway)
1976 (104 20th Ave SW)

Lot Area:

1.22 acres

Zoned:

C2 - General Commercial

Property Taxes (2022):

\$16,772.36 (1933 S Broadway)
\$12,166.39 (104 20th Ave SW)

Special Assessment Balance:

None (To be verified by Buyer)



Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	9,486	38,898	52,983
Number of Households:	4,522	16,580	22,758
Average Household Income:	\$94,636	\$100,451	\$102,817
Percent of Households w/ \$50K+ Income:	68.7%	72.5%	73.5%
Percent of Population w/ Assoc. Degree +:	42.3%	42.8%	44.3%
Number of Employees:	9,505	30,269	35,886
Number of Businesses:	786	2,206	2,655



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Property Pictures

S Broadway Properties

View from S Broadway looking east



View from northern driveway looking south



View from 20th Avenue SW looking north



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Property Aerial

S Broadway Properties



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