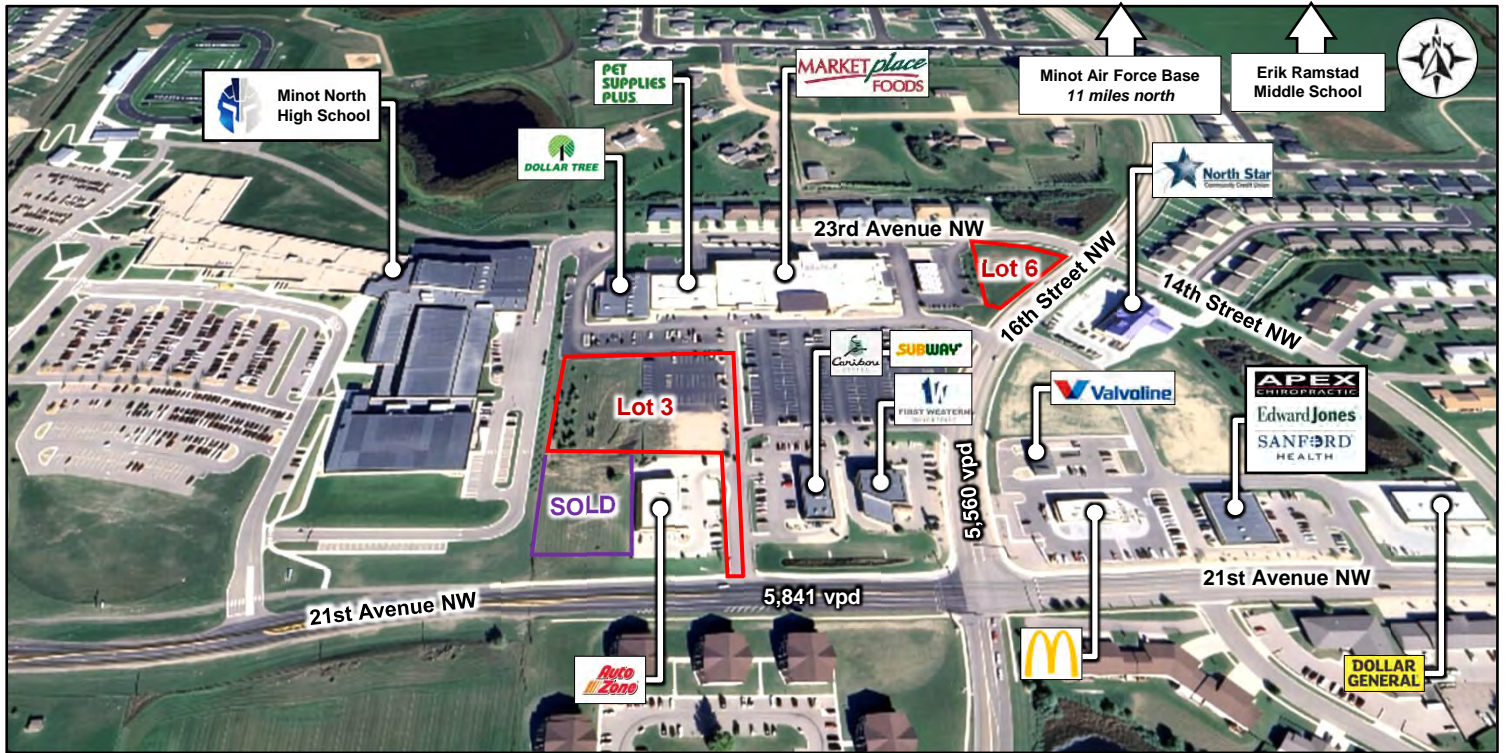


Commercial Outlots for Sale

Market at North Hill | Minot, North Dakota



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Property Overview

- ❖ **Lot 2, Market at North Hill 3rd - SOLD!**
- ❖ **Lot 3 - \$1,073,314 (\$11.00 psf)**
 - 2.24 acres (97,574 sf)
 - Direct access from 21st Ave NW
 - Build-ready lot
 - 5,841 vpd along 21st Ave NW
- ❖ **Lot 6 - \$428,916 (\$12.00 psf)**
 - 0.82 acres (35,743 sf)
 - Located at the corner of 16th St NW and 23rd Ave NW
 - Build-ready lot
 - 5,560 vpd along 16th St NW

Property Information

- ❖ Marketplace Foods Outlots
- ❖ Next to new Minot North High School
- ❖ Located close to:



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

Jill Duemeland, CCIM
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Property Details - Lot 3

Address:

Not Assigned

Legal Description:

Lot 3
Market at North Hill 3rd Addition
Minot, North Dakota

PID:

MI10.F03.000.0030

Lot Area:

2.24 acres (97,574 sf)

Zoned:

C2 – General Commercial

Property Taxes:

\$15,634.54 (2025)

Special Assessment Balance:

\$0.00 (2025 - to be verified by Buyer)

Property Details - Lot 6

Address:

Not Assigned

Legal Description:

Lot 6
Market at North Hill Addition
Minot, North Dakota

PID:

MI10.C98.000.0060

Lot Area:

0.82 acres (35,743 sf)

Zoned:

C2CUP – Gen Commercial Cond Use Permit

Property Taxes:

\$6,872.15 (2025)

Special Assessment Balance:

\$0.00 (2025 - to be verified by Buyer)



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Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	8,976	31,346	51,250
Number of Households:	4,054	13,280	22,081
Average Household Income:	\$105,423	\$101,194	\$101,278
% of Households w/ \$50K+ Income:	78.2%	78.2%	76.4%
% of Population w/ Assoc. Degree +:	52.1%	45.3%	44.4%
Number of Employees:	1,968	21,184	35,766
Number of Businesses:	137	1,419	2,620

Minot, ND Aerial



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