

Commercial Outlots for Sale

Market at North Hill | Minot, North Dakota



DUEMELANDS
COMMERCIAL REAL ESTATE



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
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The 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.

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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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