

Commercial Lot For Sale

4th Street SW | Minot, North Dakota



Sale Price: \$385,000 (\$7.29 psf)

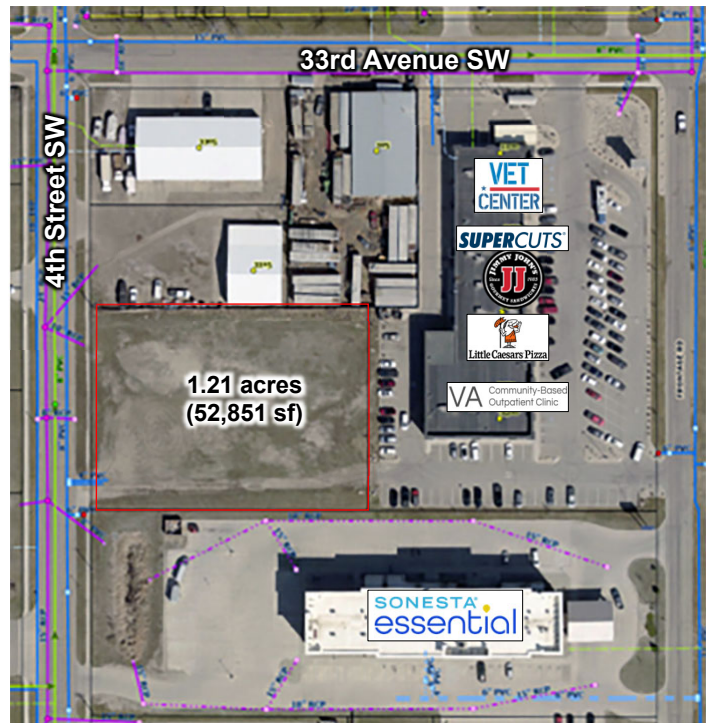
Property Information

- 1.21 acres (52,851 sf)
- Zoned C2 – General Commercial
- Shovel-ready lot
- Utilities along 4th Street SW

Location Information

- Located just off S Broadway in major south Minot retail district
- Next to Southside Plaza
- Close to Walmart, Home Depot, Menards, Aaron's, Restaurants, and Hotels
- Easy access to S Broadway and US Highway 2

Utilities Map



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

Address:

TBD 4th Street SW, Minot, ND

Legal Description:

Lot 2
Thompson's 19th Addition
City of Minot
State of North Dakota

PID:

MI35.E68.000.0020

Property Taxes:

\$5,927.03 (2025)

Special Assessment Balance:

None (2026 - to be verified by Buyer)



Area Demographics

Radius		1-Mile	3-Mile	5-Mile
	Population:	5,466	28,974	51,022
	Number of Households:	2,654	12,787	21,847
	Average Household Income:	\$98,211	\$100,092	\$102,496
	% of Households w/ \$50K+ Income:	64.5%	70.7%	73.2%
	% of Population w/ Assoc. Degree +:	40.7%	40.9%	44.0%
	Number of Employees:	6,796	26,828	34,340
	Number of Businesses:	531	1,970	2,588



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