

# South Broadway Redevelopment Site For Sale

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



**Sale Price: \$1,300,000**






## Property Information

- 2 parcels to be sold together
- 1.17 total acres
- Zoned C2 - General Commercial
- Located at the signalized intersection of S Broadway and 20th Avenue SE (combined 32,001 vpd)
- Buildings currently on-site

## Area Highlights

- Close proximity to MarketPlace Foods, Slumberland, Runnings, & Menards
- Immediately north of major intersection of S Broadway & US Highway 2

## Demographics (1-mile Radius)

	Population:	9,462
	# of Households:	4,511
	Ave HH Income:	\$94,573
	# of Employees:	10,188
	# of Businesses:	830



**DUEMELANDS COMMERCIAL INC**

301 E. Thayer Avenue - Bismarck, ND 58501  
701.221.2222 | www.duemelands.com

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## AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	9,462	38,898	52,983
Number of Households:	4,511	16,580	22,758
Average HH Income:	\$94,573	\$100,451	\$102,817
% of HH w/ \$50K+ Income:	68.7%	72.3%	73.5%
% of Pop. w/ Assoc. Degree+:	42.2%	42.8%	44.3%
Number of Employees:	10,188	29,779	35,489
Number of Businesses:	830	2,228	2,689

## PROPERTY DETAILS

### Property ID Number

1933 S Broadway: MI25.288.253.0022  
 104 20th Ave SW: MI25.288.253.0021

### Lot Area

1933 S Broadway: 0.517 acres (22,500 SF)  
 104 20th Ave SW: 0.653 acres (28,440 SF)

### Finished Building Area

1933 S Broadway: 9,760 SF  
 104 20th Ave SW: 5,662 SF

### Property Taxes (2025)

1933 S Broadway: \$16,787.92  
 104 20th Ave SW: \$10,973.02

### Specials Balance (2025)

1933 S Broadway: None (to be verified by Buyer)  
 104 20th Ave SW: None (to be verified by Buyer)



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