

FOR SALE

HIGH VISIBILITY REDEVELOPMENT SITE DICKINSON, ND

10,604 SF BUILDING ON 1.32 ACRES
2090 3RD AVENUE W | DICKINSON, ND



LICENSED IN ND, SD, MN



\$106,605

average 5-mile household income



11,608

households within 5-mile radius



28,506

5-mile population



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NEARBY RETAILERS



PROPERTY HIGHLIGHTS

- **10,604 SF building on 1.32 acres**, including 9,720 SF of warehouse/shop space and 884 SF of office and mezzanine office area.
- **Signalized corner location with excellent visibility** from Highway 22 (11,630 VPD).
- Convenient access from 21st Street E with **efficient ingress and egress**.
- **Five overhead doors** provide operational flexibility and efficient loading capabilities.
- Ample on-site **parking**
- Strategically located within Dickinson's **primary commercial corridor** with strong regional connectivity.



SF:
10,604



YEAR BUILT:
1969 - 1989



PROPERTY ID:
0992-0100-0100



ACRES:
1.32



ZONING:
COMMUNITY COMMERCIAL



PROPERTY TAXES:
\$13,754.09 (2024)