

# Commercial Lot For Sale

2140 21st Avenue NW | Minot, North Dakota

**Sale Price: \$560,000 (\$12.00 PSF)**

## Property Information

- 1.07 acres (46,666 SF)
- Zoned C2-General Commercial
- Build-ready lot

## Property Highlights

- First International Bank & Trust outlot
- Next to new Minot North High School
- Existing driveway from street
- Excellent visibility from 21st Avenue NW (4,710 vpd)

## Demographics (1-mile Radius)

👤	Population:	8,976
🏠	# of Households:	4,054
💰	Ave HH Income:	\$105,423
👥	# of Employees:	1,968
🏢	# of Businesses:	137



**DUEMELANDS COMMERCIAL INC**  
301 E. Thayer Avenue - Bismarck, ND 58501  
701.221.2222 | www.duemelands.com

**JILL DUEMELND, CCIM**  
CEO & President  
701.471.8996 | jill@duemelands.com

**APRIL EIDE, CCIM**  
Vice President of Brokerage  
701.391.8220 | april@duemelands.com

# Commercial Lot For Sale

2140 21st Avenue NW | Minot, North Dakota



AREA DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population:	8,976	31,346	51,250
Number of Households:	4,054	13,280	22,081
Average HH Income:	\$105,423	\$101,194	\$101,278
% of HH w/ \$50K+ Income:	78.2%	78.2%	76.4%
% of Pop. 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

## PROPERTY DETAILS

### Property Address

2140 21st Avenue NW

### Legal Description

Lot 2, Northern State Dev 5th Addition

### Property ID Number

MI10.G05.000.0020

### Lot Area

1.07 acres (46,666 SF)

### Property Zoning

C2 – General Commercial

### Property Taxes (2025)

\$5,686.74

### Specials Balance (2026)

\$0.00 (to be verified by Buyer)



## AREA BUSINESSES



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