

Commercial Outlots For Sale

Market at North Hill | Minot, North Dakota

Available Lots

- **Lot 3 - \$1,073,314 (\$11.00 PSF)**
 - 2.24 acres (97,574 SF)
 - Direct access from 21st Ave NW
 - 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
 - 5,560 vpd along 16th St NW

Property Highlights

- MarketPlace Foods outlots
- Next to new Minot North High School
- Build-ready Commercial lots

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
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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

Not Assigned

Legal Description

Lot 3, Market at North Hill 3rd Addition

Property ID Number

MI10.F03.000.0030

Lot Area

2.24 acres (97,574 sf)

Property Zoning

C2 – General Commercial

Property Taxes (2025)

\$15,634.54

Specials Balance (2026)

\$0.00 (to be verified by Buyer)

Property Address

Not Assigned

Legal Description

Lot 6, Market at North Hill Addition

Property ID Number

MI10.C98.000.0060

Lot Area

0.82 acres (35,743 sf)

Property Zoning

C2CUP – Gen Commercial / Cond Use Permit

Property Taxes (2025)

\$6,872.15

Specials Balance (2026)

\$0.00 (to be verified by Buyer)

AREA BUSINESSES



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