

FOR SALE

RARE HARD-CORNER REDEVELOPMENT SITE MINOT, ND

2 PARCELS (1.17 TOTAL ACRES)
1933 S BROADWAY & 104 20TH AVENUE SW | MINOT, ND



LICENSED IN ND, SD, MN



\$102,823

average 5-mile household income



22,763

households within 5-mile radius



52,996

5-mile population



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PROPERTY HIGHLIGHTS

- **Rare hard-corner location** at South Broadway (24,115 VPD) & 20th Avenue SW (11,440 VPD)
- Two parcels totaling **1.17± acres** with **15,422 SF of finished building area** across two buildings
- **Exceptional visibility, frontage, and access** along Minot's primary commercial corridor
- Zoned C2 - General Commercial

PROPERTY	PARCEL ID	ACRES	FINISHED BUILDING AREA	2025 TAXES
1933 S BROADWAY	MI25.288.253.0022	0.517 AC	9,760 SF	\$16,787.92
104 20TH AVE SW	MI25.288.253.0021	0.653 AC	5,662 SF	\$10,973.02
TOTAL	-	1.17 AC	15,422 SF	\$27,760.94

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