

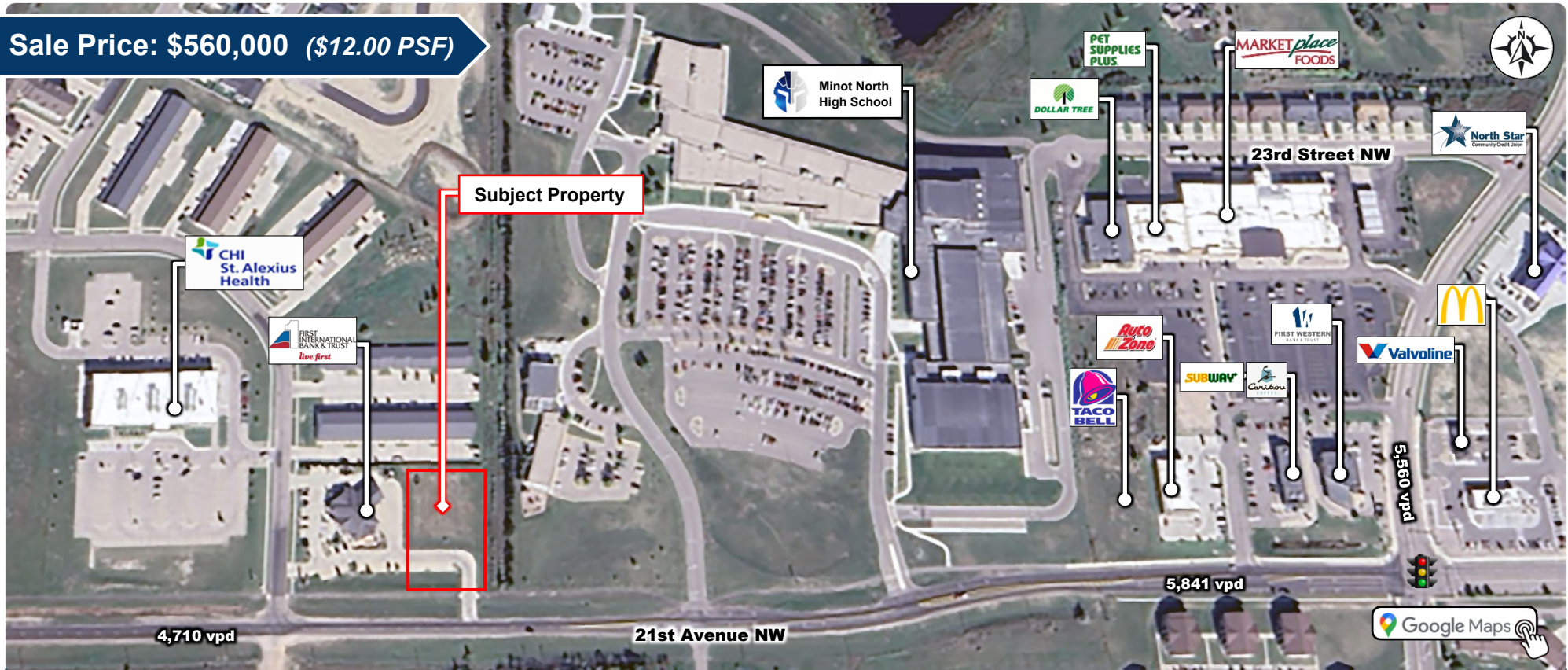
Commercial Lot For Sale

2140 21st Avenue NW | Minot, North Dakota



DUEMELANDS
COMMERCIAL REAL ESTATE

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 outlet
- Next to new Minot North High School
- Existing driveway from street
- Excellent visibility from 21st Ave NW

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

The information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessee should conduct their own analysis and rely on their own investigative results.

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PROPERTY DETAILS



Property Address

2140 21st Avenue NW

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 DEMOGRAPHICS

Radius	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

AREA BUSINESSES



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