



PRICE IMPROVEMENT

SPACE AVAILABLE:

BUILDING | 42,832 SF
LOT | 19.58 ACRES

PRICE:

\$4,200,000.00

HIGHLIGHTS:

- Semi-Open floor plan with abundant windows
- 400 KVA Backup Generator
- Telecommunication Phone Switch Gear
- Dedicated IT Room
- 24" Loading Dock
- 3,469 SF Tenant could stay to provide rental revenue to new owner
- In the heart of Minot's office & residential growth



Charles Reichert

Partner | Commercial Realtor®

701.223.2450

charles@aspengroupprealestate.com



Steve Ilse

Director of Business Brokerage
Partner | Commercial Realtor®

701.223.2450

steve@aspengroupprealestate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALSTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

2700 8TH STREET NW

PID #: MI11.831.000.0010

Legal: Lot 1, Skyport 2nd Addn

Lot Size: 9.31 Acres

Buildings: 1

Zoned: C4 - Planned Commercial

2024 Taxes: \$53,376.07

Special Assessments: None at this time

2820 8TH STREET NW

PID#: MI11.831.000.0020

Legal: Lot 2, Skyport 2nd Addn

Lot Size: 8.26 Acres | 359,805 SF

Zoned: C4 - Planned Commercial

2024 Taxes: \$17,516.05

Special Assessments: None at this time

531 30TH AVENUE NW

PID#: MI11.831.000.0030

Legal: Lot 3, Skyport 2nd Addn

Lot Size: 2.01 Acres | 87,555.6 SF

Zoned: C4 - Planned Commercial

2024 Taxes: \$860.38

Special Assessments: None at this time

PROPERTY DETAILS

Year Built: 1996

Building SF: 42,832 SF

Land Area: 19.58 Acres

Standby Elec Generator: Diesel, 400 KVA

Wiring: 3 Phase

Ceiling Height: 9' part, 10' part

Parking: Surface adjacent to building

Water: City of Minot

Electricity: MDU

Sanitary Sewer: City of Minot

Dock Height: 24" +/-

Basement: None

Superstructure: Pre-engineered steel, brick veneer, metal roof

Roof Drainage: Gutter along back lower edge of slope

Interior Walls: Sheetrock on metal studs, painted with some vinyl covering

Doors: Solid core oak veneer

Ceilings: Acoustical Tile 2'x4'

Lighting: Fluorescent

Baseboards: Vinyl

Safety: Exposed wet sprinkler system, emergency lighting

Floor: Commercial carpet, ceramic tile, quarry tile, sheet vinyl

Heat: Forced air, natural gas

Air conditioning: Forced Air

Stores: One

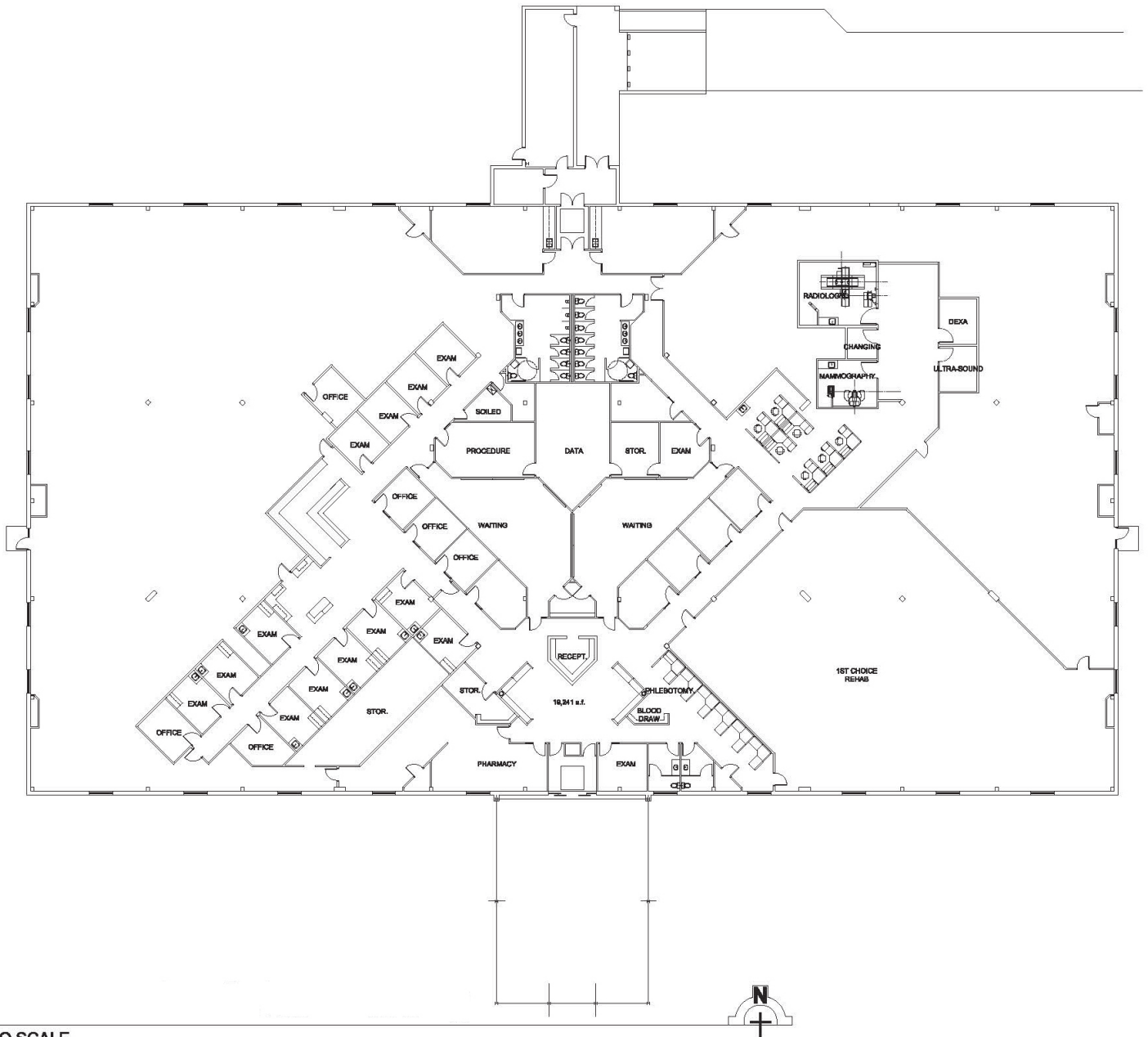
EXTERIOR PHOTOS



INTERIOR PHOTOS



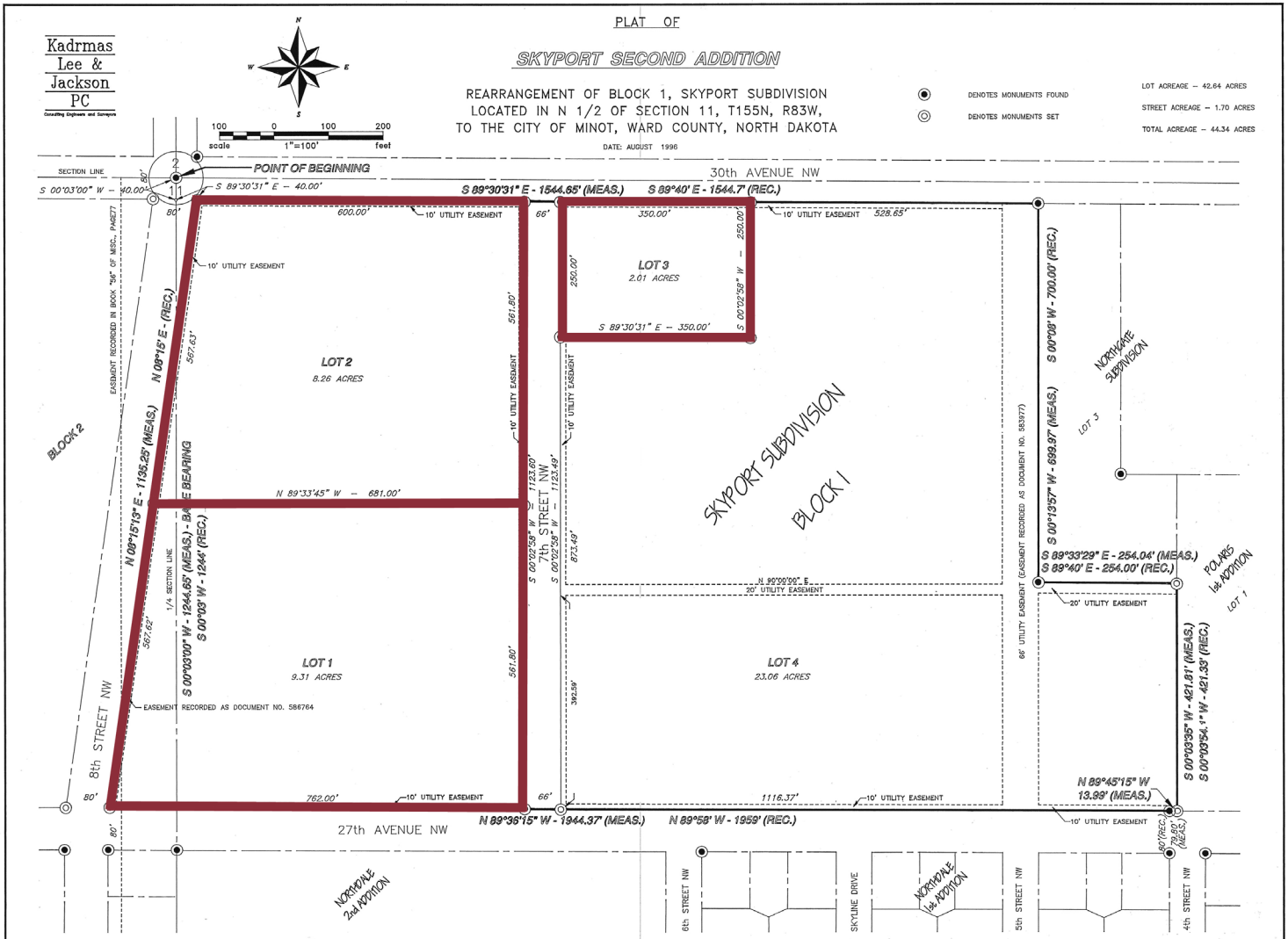
FLOORPLAN



NO SCALE

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PLAT MAP



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

AERIAL PHOTO

(Source: Google Earth)

(Detailed boundaries not exact – not a survey.)

- Parcel #1
- Parcel #2
- Parcel #3
- Building Footprint



LOCATION MAP

