



LOT SIZE:
.88 ACRES | 38,392 SF

PRICE:
\$134,000.00

HIGHLIGHTS:

- Zoning: MI—Light Industrial
- City Water & Sewer, MDU Gas
- Easy access to Broadway/Hwy 83
- Excellent Visibility from the Highway 83 & Highway 83 Bypass Intersection
- Near Minot Int'l Airport, SRT, Memory Fireworks, Border States Electric, Graybar Electric, Braun Intertec, Bourgault Industries, Enerbase Travel Plaza, numerous self-storage facilities and apartments

JESSICA KNUTSON

CCIM | Partner
Commercial REALTOR®

701.223.2450

jessica@aspengrouprealestate.com

in



ASPEN
GROUP LLP

424 South 3rd Street, Suite 2
Bismarck, ND 58504

701.223.2450

www.aspengrouprealestate.com

f @ in



FOR SALE

4540 NORTH BROADWAY | MINOT, ND

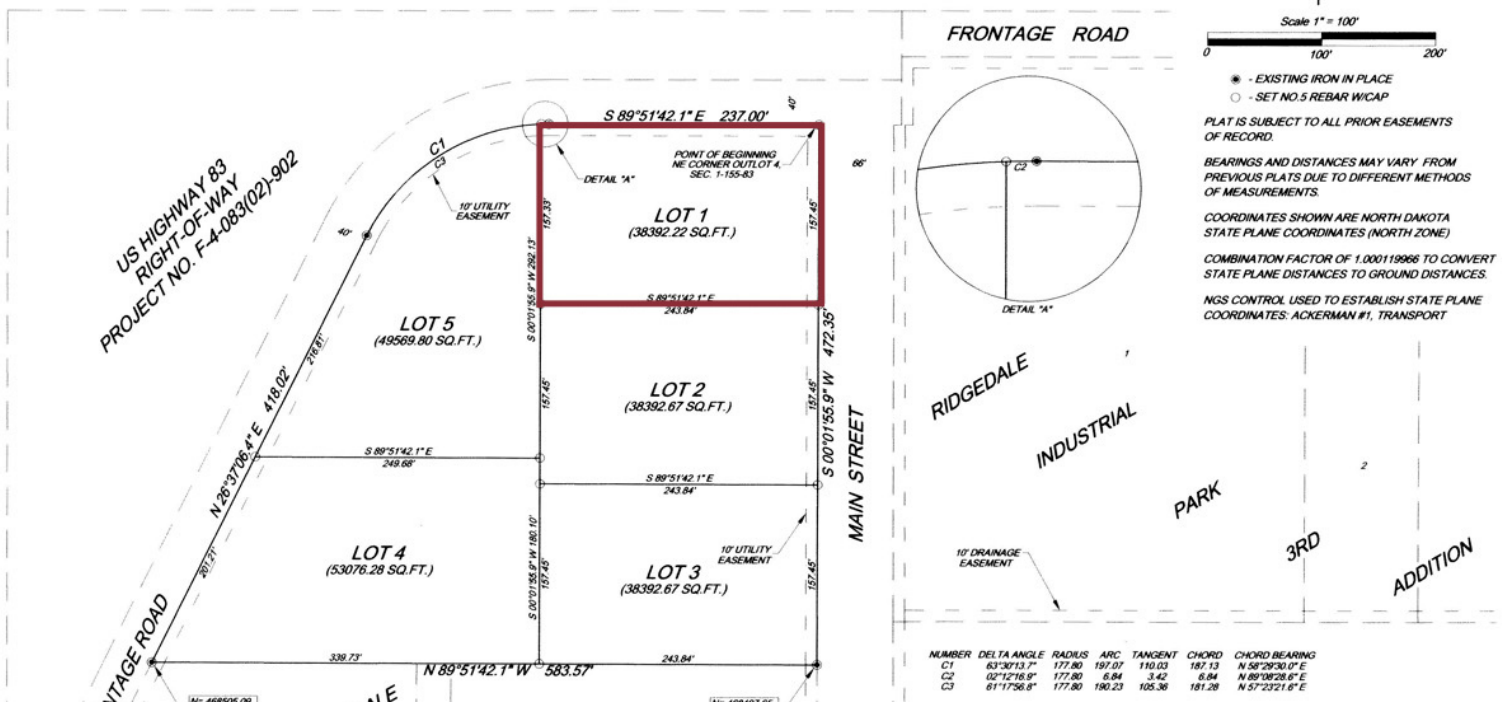
PROPERTY DETAILS

PID#: MI0.1C65.000.0010
 Legal: Lot 1, Ridgedale Industrial Park 4th Addition
 Lot Size: 38,392.22 SF | .88 Acres
 Zoning: MI—Light Industrial
 2021 Taxes: \$1,927.98
 2021 Specials: \$6,582.19 Installment (principal only)

PLAT MAP

RIDGEDALE INDUSTRIAL PARK 4TH ADDITION
 TO THE CITY OF MINOT, NORTH DAKOTA
 (BEING OUTLOT 4, SECTION 1, TOWNSHIP 155 NORTH, RANGE 83 WEST,
 WARD COUNTY, NORTH DAKOTA)

WARD COUNTY HIGHWAY NO. 10
 SECTION LINE

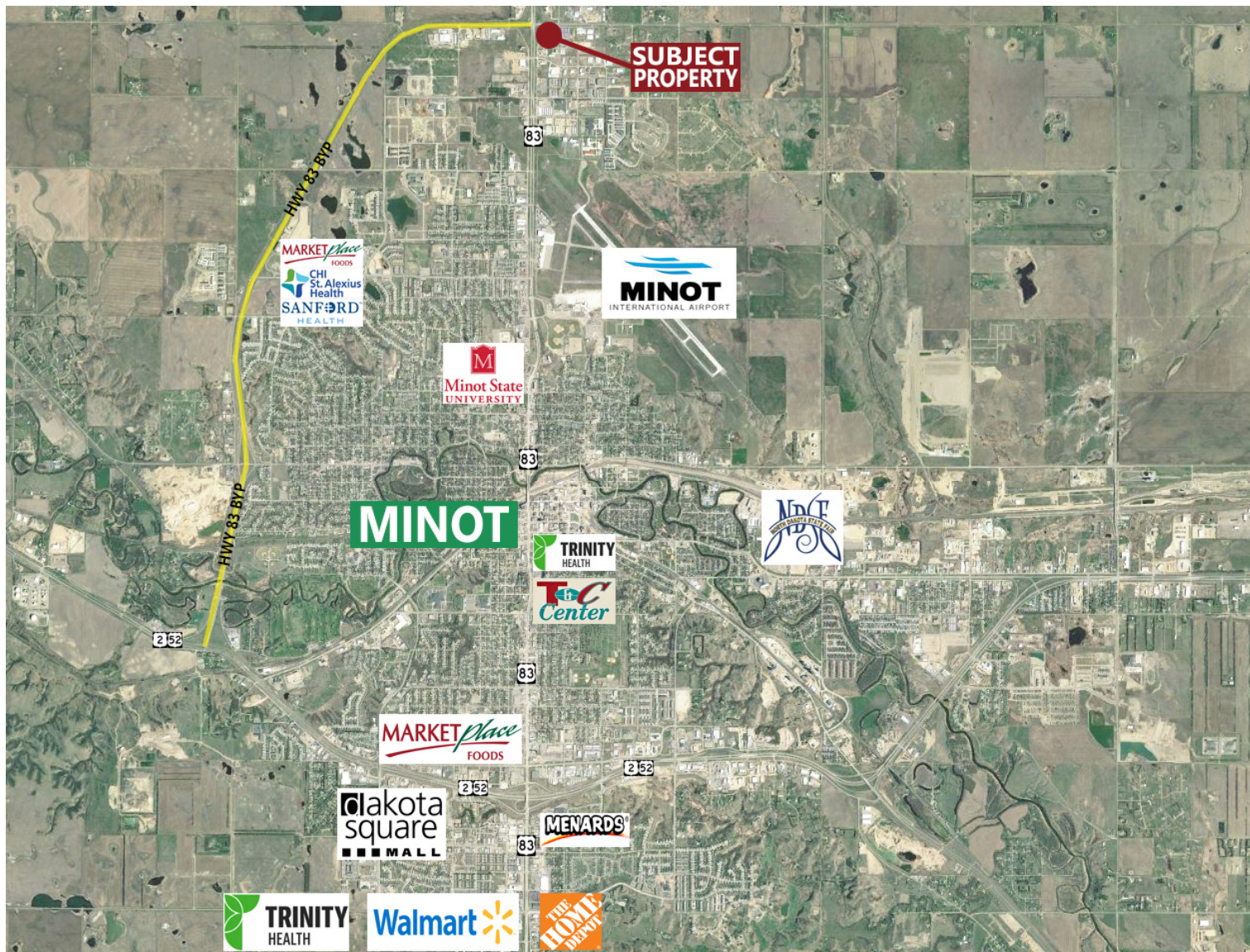




FOR SALE

4540 NORTH BROADWAY | MINOT, ND

| LOCATION MAP



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

Connect With Us!



Serving North Dakota's Commercial Real Estate Needs Since 1999.