



## **SPACE AVAILABLE:**

BUILDING SIZE: 8,320 SF

LOT SIZE: 1.09 ACRES (47,652 SQ FT)

## **PRICE:**

\$1,600,000.00

## **HIGHLIGHTS:**

- Former Use: Restaurant and Retail Store
- Possible Uses Include: Medical Office, Retail, Fast Food, Law Office, Bank, Dental Office, Health Club, Multi-Tenant Strip Mall.
- Abundant parking with approx. 78 spaces (Including 4 handicapped spaces)
- Excellent visibility from Broadway / Hwy 83, a main North-South thoroughfare through Minot with 26,645 Average Daily Travel
- Possible Drive-Thru Addition



**Mathew Reichert**

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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

PID #: MI36.925.00.0020

Legal: Lot 2, Menard 4th Addition

Zoning: C2 / General Commercial

2022 Taxes: \$24,493.33

Specials: None at this time.

Building: 8,320 SF (80' x 104')

Lot Size: 1.09 AC | 47,652.22 SF

Year Built: 2001

Exterior: Steel Frame | EFIS | Stone

Parking: Large Asphalt Parking Lot

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- Abundant parking with approx. 78 spaces (Including 4 handicapped spaces)
  - Conveniently positioned along the S Broadway / Hwy 83 retail corridor near big box retailers such as Menards, Walmart and Home Depot
  - Situated just south of US Highway 2 (15,680 Average Daily Travel), the area has great demographics with Planet Fitness adjacent and benefits by being in close proximity to residential neighborhoods and hotels including Staybridge Suites, Comfort Inn & Suites, Holiday Inn Express, etc.
  - Easy access and excellent signage opportunities
  - HVAC: 2 Units - 2014 Dykon  
2 Units - 2001 Carrier



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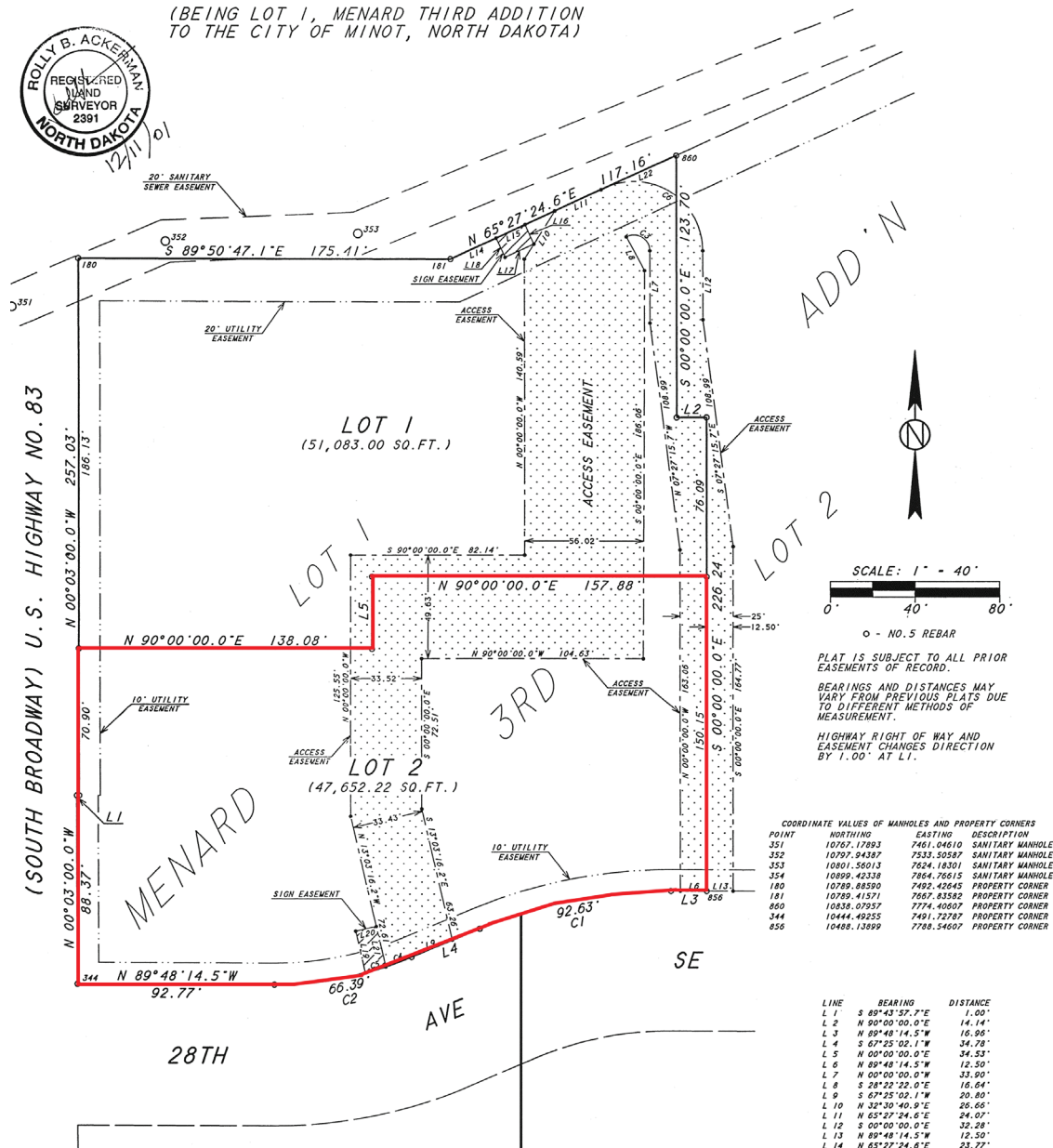
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# PLAT MAP

## MENARD FOURTH ADDITION

TO THE CITY OF MINOT, NORTH DAKOTA  
(BEING LOT 1, MENARD THIRD ADDITION  
TO THE CITY OF MINOT, NORTH DAKOTA)



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## LOCATION MAPS



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