



## SPACE AVAILABLE:

Approx. 1,449,677 SF (33.28 Acres)

## PRICE:

\$10.00 PSF

## HIGHLIGHTS:

- Located in South West Minot
- In close proximity to new Trinity Health Hospital, CashWise Foods, Petco, Five Guys, Sonic, & more!



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Partner | CCIM

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**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALSTATE.COM](http://WWW.ASPENGROUPREALSTATE.COM)**

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## PROPERTY DETAILS

### BLOCK 1, LOT 1

**PARCEL #:** MI03.E89.010.0010

**LEGAL DESCRIPTION:** PRAIRIE GRASS ADDITION BLOCK 1 LOT 1

**LOT SIZE:** 315,015 SF (7.23 AC)

**ZONING:** AG - AGRICULTURAL

**2022 TAXES:** \$20,166.15

**SPECIAL ASSESSMENTS:** NONE AT THIS TIME

### BLOCK 1, LOT 2

**PARCEL #:** MI03.E89.010.0020

**LEGAL DESCRIPTION:** PRAIRIE GRASS ADDITION BLOCK 1 LOT 2 LESS THE EAS

**LOT SIZE:** 659,193 SF (15.13 AC)

**ZONING:** AG - AGRICULTURAL

**2022 TAXES:** \$156.32

**SPECIAL ASSESSMENTS:** NONE AT THIS TIME

### BLOCK 1, LOT 3

**PARCEL #:** MI03.E89.010.0021

**LEGAL DESCRIPTION:** PRAIRIE GRASS ADDITION EAST 610' OF BLOCK 1 LOT 2

**LOT SIZE:** 475,370 (10.91 AC)

**ZONING:** AG - AGRICULTURAL

**2022 TAXES:** \$122.03

**SPECIAL ASSESSMENTS:** NONE AT THIS TIME



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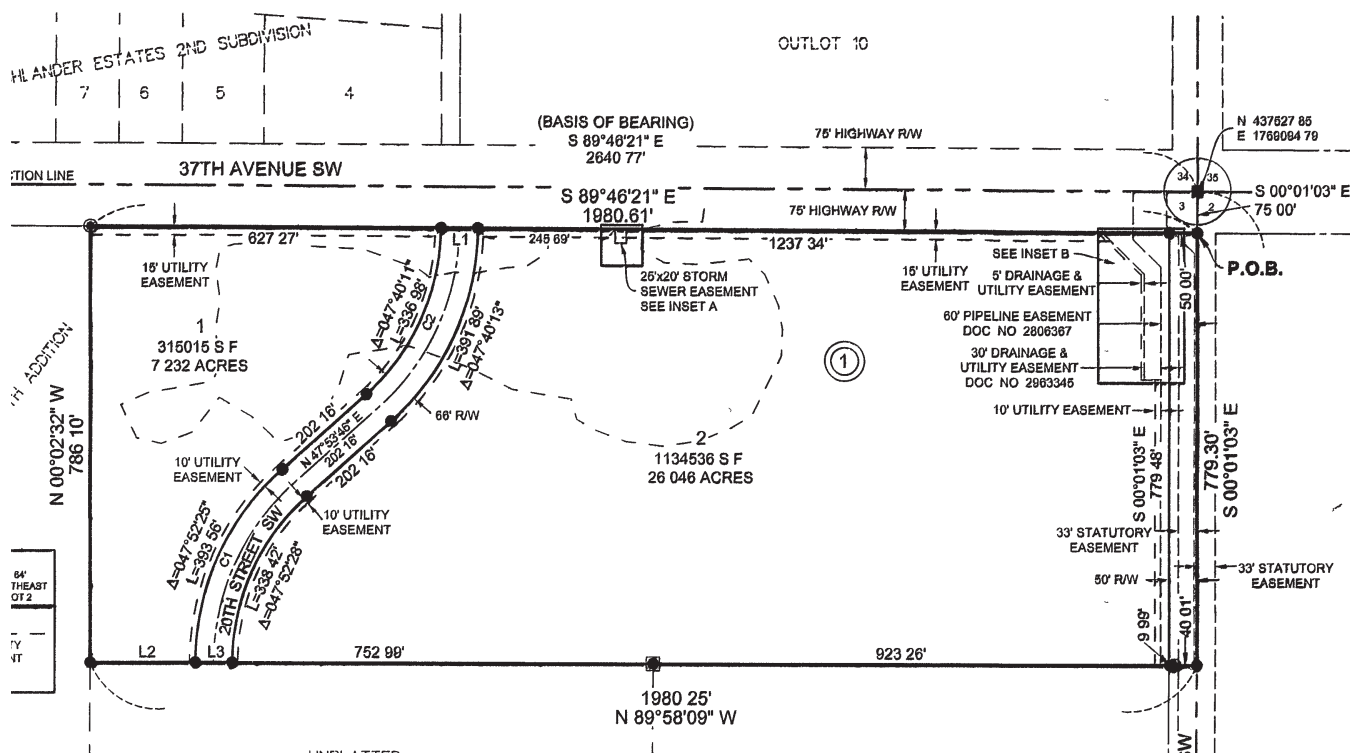


**ENGINEER/SURVEYOR**  
KLJ  
2900 10TH ST SW, SUITE A  
MINOT, NORTH DAKOTA 58701

26564

A TRACT OF LAND

BEING A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 154 NORTH,  
RANGE 83 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARD COUNTY, NORTH DAKOTA



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## AERIAL PHOTOS



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# LOCATION MAP & TRAFFIC COUNTS

