

OFFICE-RETAIL LOTS AVAILABLE IN MINOT

The only ready-to-build lots in the middle of Minot's expansion.



SITE FEATURES & HIGHLIGHTS

- 2-min. walk to Trinity Regional Healthcare Campus
- Surrounded by middle to upper-end residential development
- Daily traffic route for South West Minot
- Two major hotel brands border the Southwest Business Park
- 100 unit apartment complex within 1 minute walk from the Southwest Business Park
- Property directly south of the Business Park is owned by Sanford Health



LOT 1B2

ADDRESS: 1835 36th Avenue SW

LOT SIZE: 130,466 sf (2.99 acres)

LEGAL: Lot 1, Block 2, Southwest Business Park Addition, being a Replat of Outlot 10 of the SE 1/4 of the SE 1/4, Section 34, Township 155 North, Range 83 West of the Fifth Principal Meridian, to the City of Minot, Ward County, North Dakota.



SOUTHWEST PROPERTIES, LLC
PO BOX 2186
Minot, ND 58702-2186



GET MORE DETAILS:

Call Joe: (701) 833-8488

Call Pat: (701) 833-8487

Visit: 16th Street & 37th Ave.

TAXES: TBD

SPECIALS: Through 2018 included in price. No current balance.

PRICE: Available upon request

CITY LIMITS: Inside

ZONING: C2 General Commercial

WATER: City, 4" dia. - stubbed at or near 36th Avenue property line

FIRE LINE: City, 6" dia. - stubbed at or near 36th Avenue property line

SANITARY SEWER: City - stubbed at or near 36th Avenue property line

STORM SEWER: City - to/from detention pond area

STORM WATER DETENTION POND: Yes - 25,877sf. community-type

ELECTRICITY: Verendrye Electric Co-op

NATURAL GAS: MDU

TRAFFIC COUNT: Traffic Impact Study Report available upon request

ACCESS ROADS: Access from 16th Street SW and 20th Street SW

LOCATED NEAR

- Trinity Health
- Sanford Health Property
- US 2 & 52 Bypass
- US Highway 83
- Baymont Inn & Suites
- LaQuinta Inn & Suites
- YMCA
- Five Guys Burgers
- Wells Fargo Bank
- Dakota Square Shopping Center
- Wal-Mart
- Cash Wise Foods



With new health care facilities, Minot State University, Minot Air Force Base, unemployment rate of 2.5%, a regional mall, and almost 50,000 residents, Minot is the largest and most stabilized economy in the Bakken.



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