

Multi-Tenant Office Building

Price: \$1,950,000

MINOT, ND 58701

FOR SALE



— 601 18th Avenue Southeast —

Highlights

- Address: 601 18th Ave SE
- Finished Sq.Ft.: 21,304
- Acres: 1.71
- Year Built: 1988
- MLS # 230088

Property Description

Are you looking for a value-add investment property or place to move your businesses? With over 21,000 finished sq/ft, anchored with 3 solid tenants, and the potential to lease more space out? This is your opportunity to own a great office building! There is an elevator that services all 3 floors and public bathrooms on each floor. This building also sits on a larger lot with ample parking, and is conveniently located in South East Minot next to Washington Elementary School. The exterior has been meticulously maintained, including the parking lot which was recently chip sealed. Call your agent today for additional details and financials.

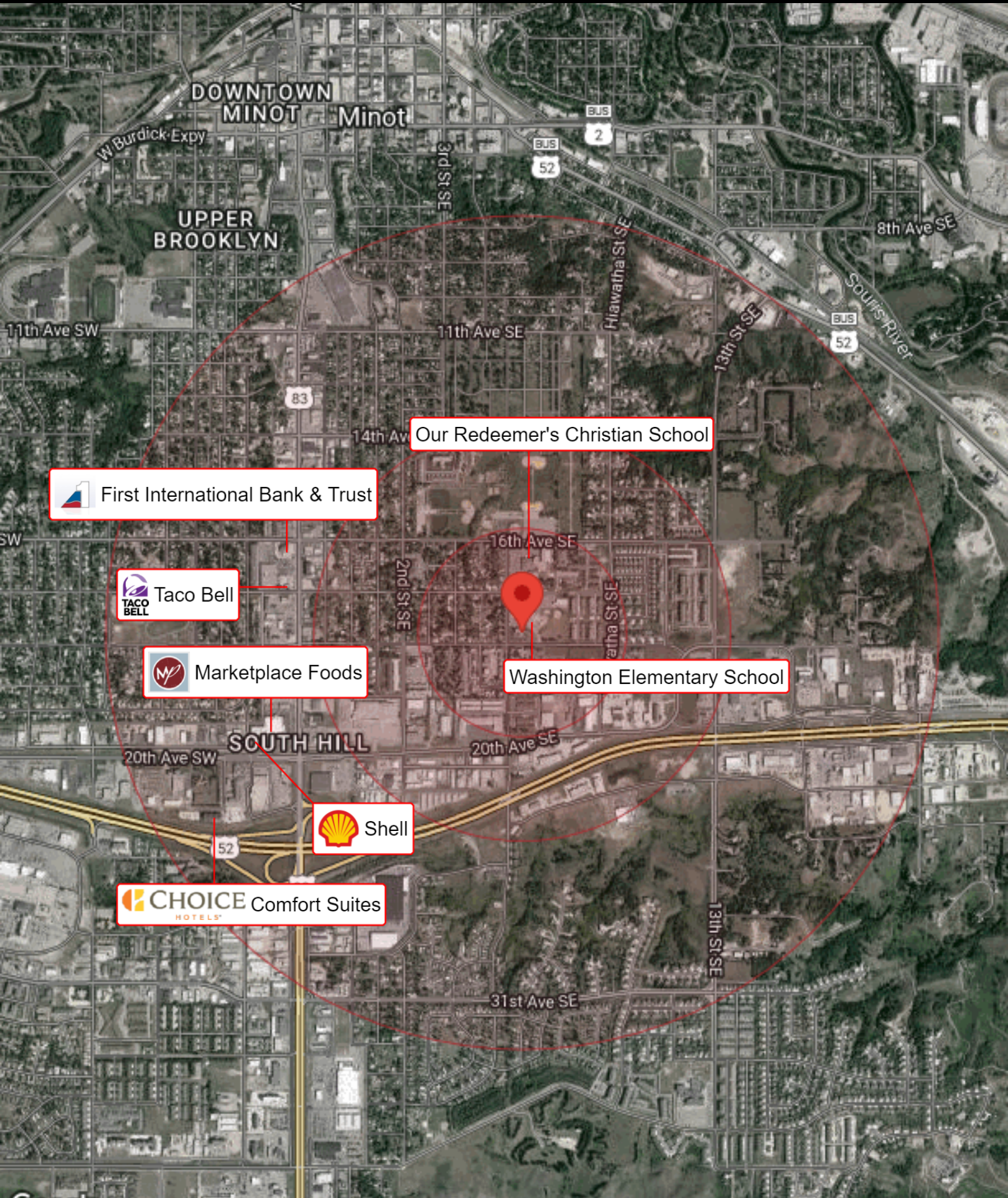
PROPERTY PHOTOS

Multi-Tenant Office Building in Minot
601 18th Avenue Southeast | Minot, ND 58701



BUSINESS MAP


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DOWNTOWN
MINOT Minot

UPPER
BROOKLYN

Our Redeemer's Christian School

 First International Bank & Trust

 Taco Bell

 Marketplace Foods

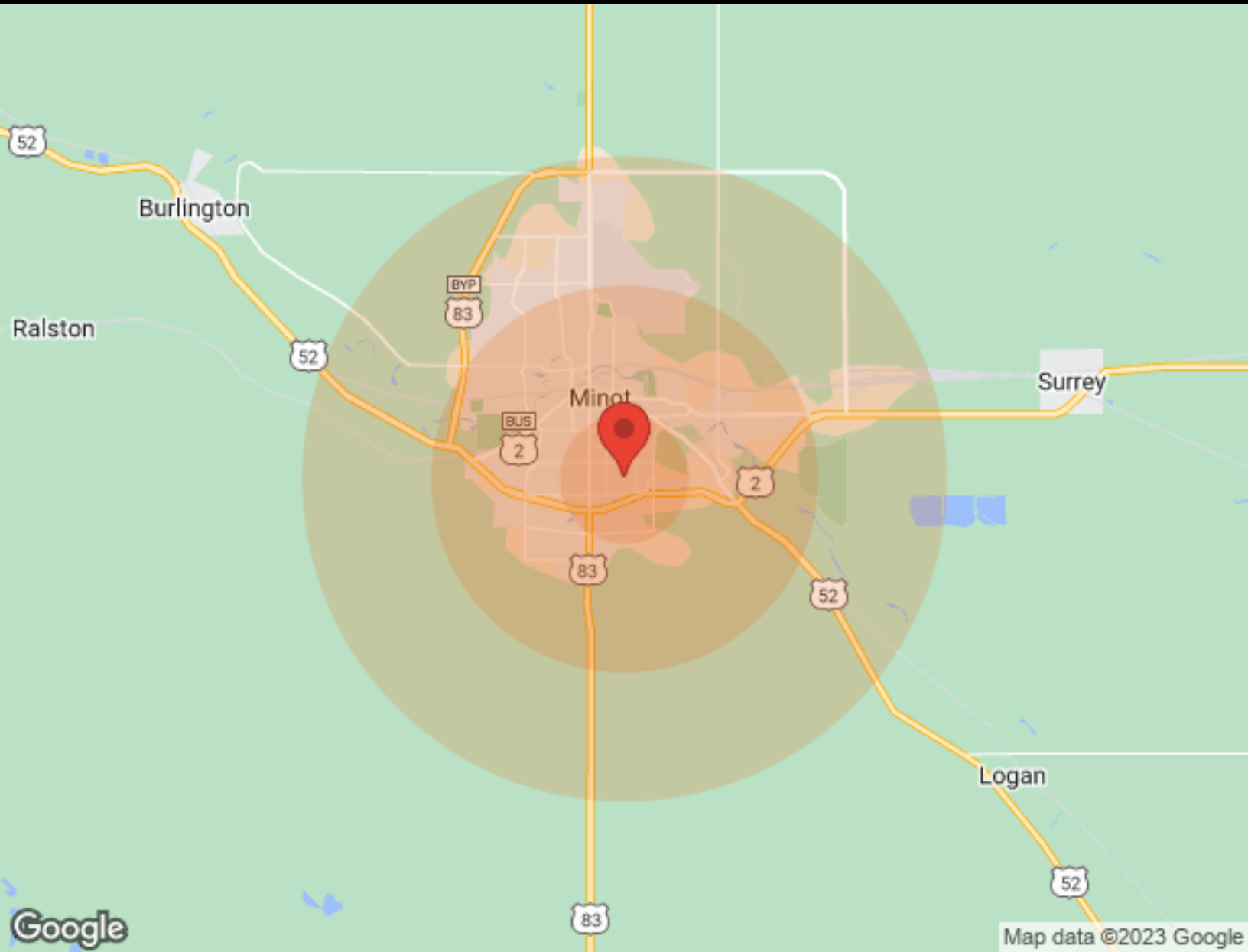
Washington Elementary School

 Shell

 CHOICE Comfort Suites
HOTELS

DEMOGRAPHICS

Multi-Tenant Office Building in Minot
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Population	1 Mile	3 Miles	5 Miles
Male	3,544	19,671	23,083
Female	4,099	20,560	24,010
Total Population	7,643	40,231	47,093
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,597	8,260	9,764
Ages 15-24	816	4,464	5,342
Ages 55-64	763	4,559	5,359
Ages 65+	1,830	6,643	7,684
Race	1 Mile	3 Miles	5 Miles
White	7,182	38,073	44,556
Black	46	204	298
Am In/AK Nat	227	976	1,059
Hawaiian	N/A	N/A	N/A
Hispanic	91	606	766
Multi-Racial	368	1,870	2,256

Income	1 Mile	3 Miles	5 Miles
Median	\$39,999	\$42,383	\$45,054
< \$15,000	628	2,479	2,680
\$15,000-\$24,999	381	2,134	2,416
\$25,000-\$34,999	704	2,834	3,085
\$35,000-\$49,999	415	2,655	3,040
\$50,000-\$74,999	792	3,413	4,129
\$75,000-\$99,999	342	2,303	2,852
\$100,000-\$149,999	297	1,236	1,566
\$150,000-\$199,999	43	242	263
> \$200,000	64	365	435

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,511	17,074	19,796
Occupied	3,332	16,259	18,861
Owner Occupied	1,760	9,674	11,586
Renter Occupied	1,572	6,585	7,275
Vacant	179	815	935