



SPACE AVAILABLE:

Building | 4,049 SF
Lot | 15,125 SF (0.347 AC)

PRICE:

\$460,000.00



Mike Ilse

**Broker Associate | Partner
Commercial Realtor®**

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HIGHLIGHTS:

- Walk-in cooler & freezer
- Dishwasher
- Gas oven/stove
- Small office
- Entry area has a formal waiting area & desk
- All dining room seating was removed
- Central Air / Forced Air, Natural Gas Heat
- Water/Sewer: City Served
- Electric: Excel
- Gas: MDU
- Parking Ratio: 11.61/1,000 SF
- Off-Street Parking
- High Traffic Counts
- Excellent visibility on Minot's North Hill, near the Minot International Airport
- Adjacent to the Select Inn, near Hardee's, Pizza Hut, Qdoba, Tim Hortons, El Azteca

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.COM

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#: MI11.133.010.0011

LEGAL DESCRIPTION: GOHEENS ADDN EAST 1/2 LOT 1 & EAST 1/2 N10 LOT 2 B

ZONING: C2 - General Commercial

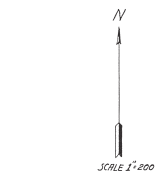
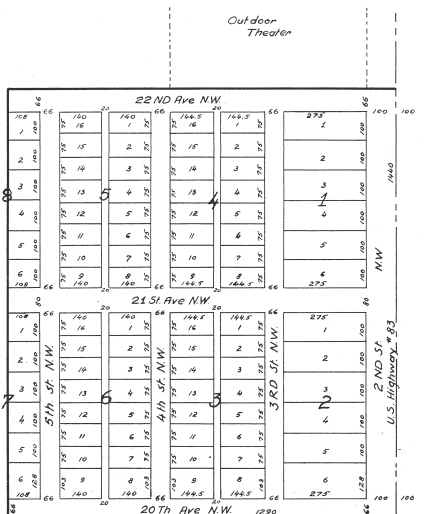
LOT SIZE: 15,125 SF (0.347 Acres) - 110' x 137.5'

BUILDING SIZE: 4,049 SF

YEAR BUILT: 1975

2023 TAXES: \$5,449.94

SPECIAL ASSESSMENTS: None at this time



GOHEENS ADDITION TO CITY OF MINOT NORTH DAKOTA DEDICATION.

KNOW ALL MEN BY THESE PRESENTS, that Jvan Goheen and Lillian Goheen his wife the owners and proprietors of the following described land lying and being in the S.E. quarter of Sec. 11 Twp. 155 Rge. 83 and being more particularly described as follows; beginning at a point 700 feet North of the S.E. corner of Section 11 Twp. 155 Rge. 83 thence west at an angle of 90°00' to the East line of said section 11 a distance of 1290 feet to a point; thence North at angle of 50°00' Right a distance of 1440 feet to a point thence East at an angle of 90°00' Right a distance of 1290 feet; to a point on the East line of said section 11 thence South 1440 feet to the point of beginning, have caused the same to be surveyed and plotted and hereafter known as GOHEENS Addition to the City of Minot, N. Dak. and hereby dedicates all the Streets, Avenues and Alleys hereon shown to the Public for Public use.

IN WITNES WHEREOF the said Jvan Goheen and Lillian Goheen his wife have here unto affixed their signatures

Jvan Goheen
Lillian Goheen

STATE OF NDAKOTA }
COUNTY OF WARD } S.S.

On this 21st day of May, 1950 before me personally appeared JVAN GOHEEN and LILLIAN GOHEEN, his wife the owners and proprietors of the above described land and well known to me to be such persons and who acknowledge to me that they executed the foregoing instrument as their own free act and deed.

My Commission Expires: February 2, 1951 Notary Public, Ward Co. N. Dakota

SURVEYORS CERTIFICATE

J. CHAS. A. TRUAX, surveyor hereby certify that I have surveyed the above described Land and that all distances are shown in feet and decimals of a foot and the same are correct.

Chas. A. Truax
CHAS. A. TRUAX, Civil Engineer.

STATE OF NDAKOTA }
COUNTY OF WARD } S.S.

On this 21st day of May, 1950 personally appeared before me CHAS. A. TRUAX, surveyor, well known to me to be such surveyor and who acknowledged to me that he executed the above surveyors certificate as his own free act and deed.

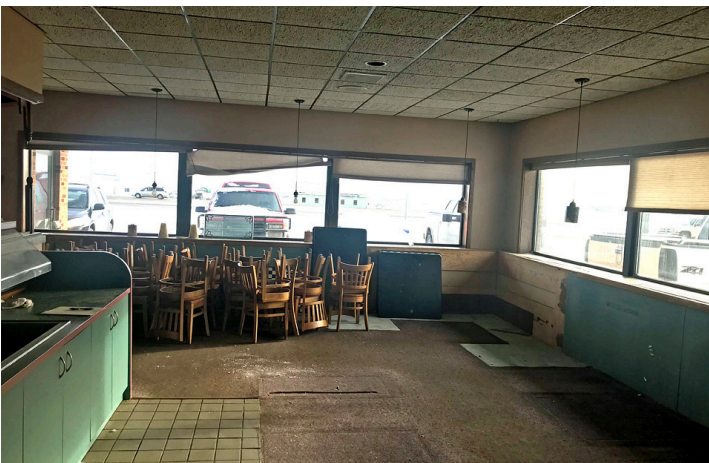
My Commission Expires: February 2, 1951 Notary Public, Ward Co. N. Dakota

Approved this 21st day of May, 1950

Paul A. Hays
City Engineer.

Approved by Minot City Planning Commission
Date MAY 8, 1950
By _____

PROPERTY PHOTOS



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LOCATION MAP



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