

Office | For Sale

CBRE

8,100 SF Office Building

Large Conference Rooms, Private Offices, Kitchen, Garage

1425 21st Ave NW
Minot, ND 58703



Property Details

CBRE is pleased to present for sale, the exclusive listing of 1425 21st Ave NW in Minot, ND. Featuring attractive sizing in Minot's path of growth, occupants can achieve a high-profile location at a substantial discount to replacement cost. 1,250 SF is currently occupied by the Department of Corrections and Rehabilitation (DOCR). Seller will consider a Sale/Leaseback with qualified purchasers, please contact Broker for lease details.

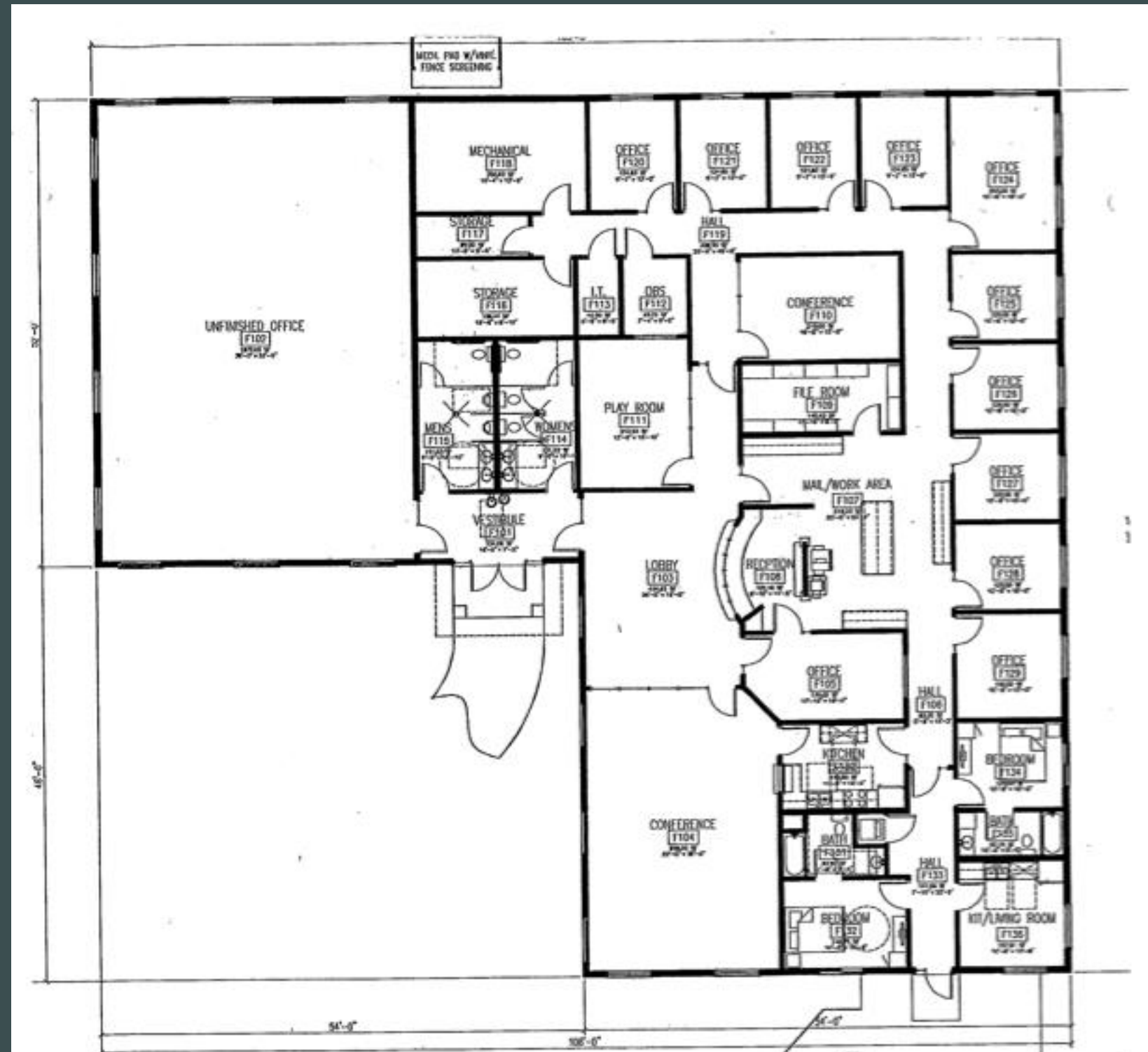


Total Building SF	8,100
Garage SF	624
Year(s) Built	2013
Land Area (acres)	0.865
Zoning	C2 - General Commercial
Parcel Numbers	MI11C710000010
Legal Owner	Path North Dakota, Inc.
Assessed Value (2024)	\$257,000
RE Taxes & Specials (2024)	\$4,633
Offering Price	\$1,350,000



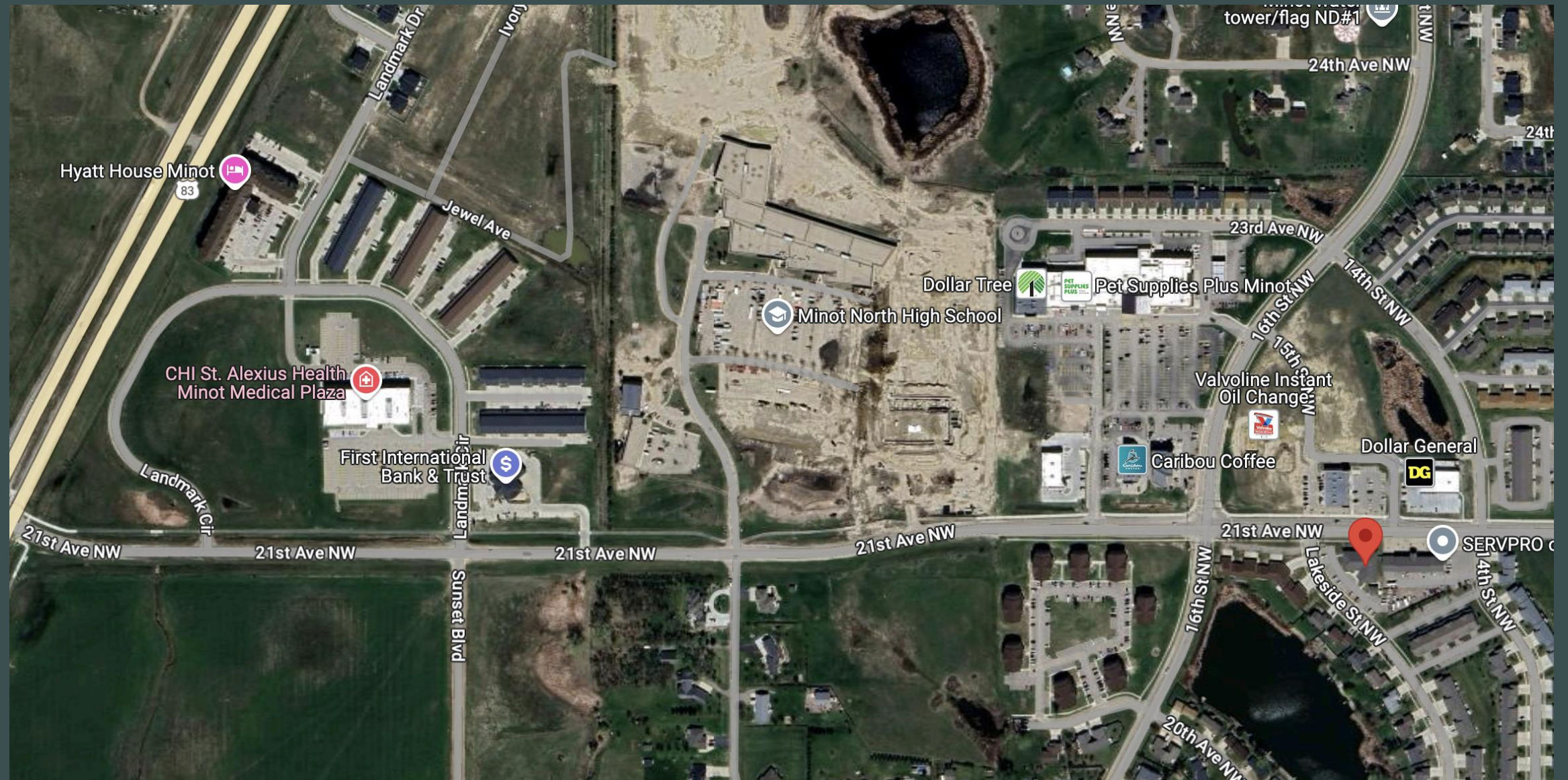
Features

- 624 SF Garage w/ 2 OH Doors
- Lobby w/ reception area
- 2 large conference rooms
- Living quarters with 2 bedroom/2 full bathroom and private kitchen
- 2 ingress/egress points
- 3 separate entrances
- 28 Parking spots
- Sprinkled
- Highly visible on well-trafficked road



Location

This property is located on 21st Ave NW in Minot, ND and offers quick access to schools, retail amenities, and St. Alexius Health Plaza.



CHANCE LINDSEY
Senior Vice President
+1 701 660 3500
chance.lindsey@cbre.com
Lic. 8608

KYLE FERDERER
Senior Associate
+1 612 709 7950
kyle.ferderer@cbre.com
Lic. 10560