

## 8,100 SF Office Building

Large Conference Rooms, Private Offices, Kitchen, Garage

1425 21<sup>st</sup> Ave NW Minot, ND 58703



1425 21st Ave NW Minot, ND 58703 For Sale

# 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
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## Features

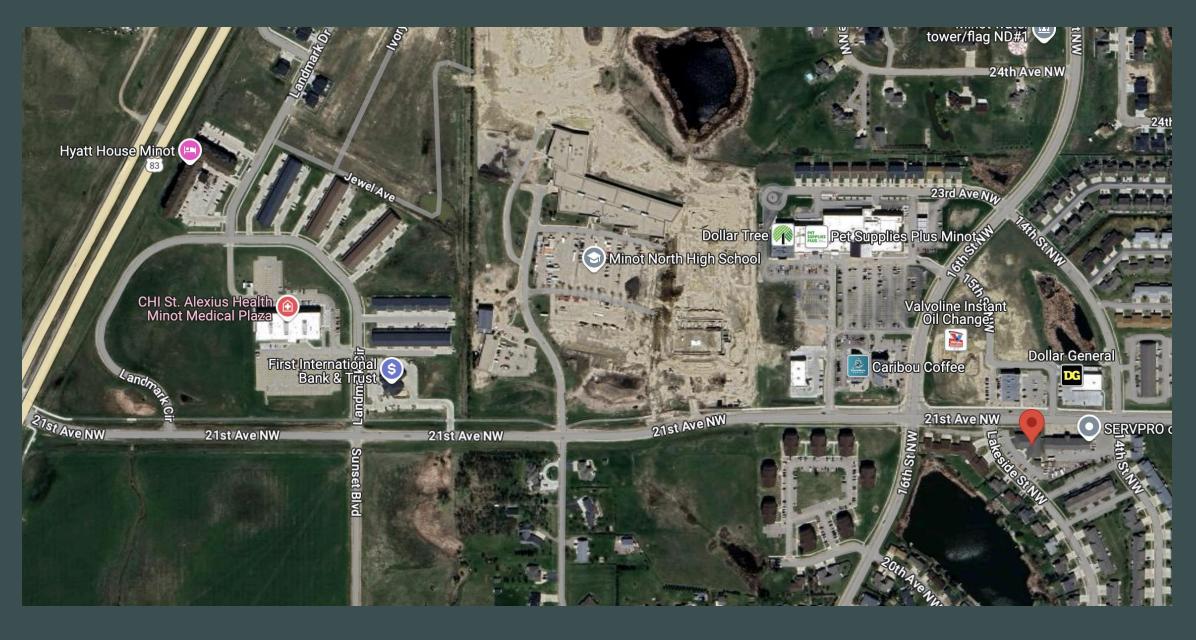
- 624 SF Garage w/ 2 OH Doors
- Lobby w/ reception area
- 2 large conference rooms
- Living quarters with 2 bedroom/2 full bathroom and private kitchen
- 2 ingress/egress points
- 3 separate entrances
- 28 Parking spots
- Sprinkled
- Highly visible on well-trafficked road



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### Location

This property is located on 21<sup>st</sup> 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

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