

7 1ST STREET SE
MINOT, ND 58701



For LEASE



DISTINCTIVE AND TIMELESS

Restaurant and Bar

Blending historical charm with modern conveniences, this property stands out as one of Minot's most dynamic restaurant and bar venues in the heart of bustling downtown. Fully renovated in 2020, it's a turnkey opportunity for a skilled operator to thrive in this versatile, multi-level space. The main floor features a fully equipped kitchen and dining area, while the second level boasts a spacious 2,248 sq. ft. bar that leads to a stunning 2,481 sq. ft. rooftop patio, perfect for summer evenings with seating for 125+. Located on the vibrant 1st and Central block, adjacent to Citizens Alley and other popular small businesses, this property promises to make a lasting impression.



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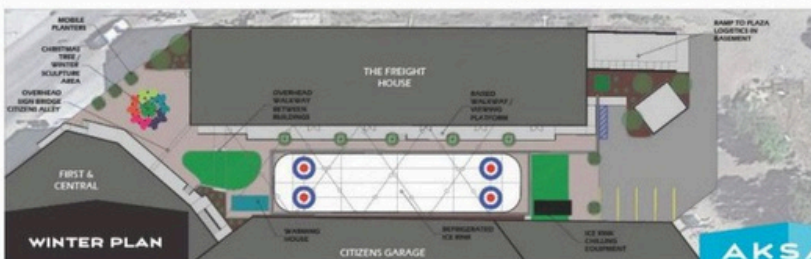
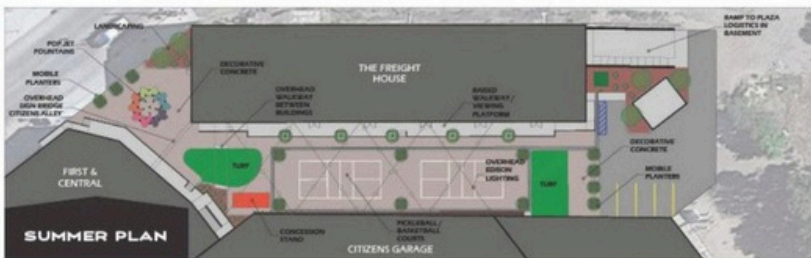
PROPERTY DETAILS:

- 3 LEVELS
- 8,248 SF
- PRICED AT \$22/SF + \$5.50 CAM
- ELEVATOR SERVICE TO ALL LEVELS
- FF&E INCLUDED; SEPARATE TERMS NEGOTIABLE



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CITIZENS ALLEY



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DEMOGRAPHICS

Minot, ND

Key
50,624
POPULATION

32.1
MEDIAN AGE

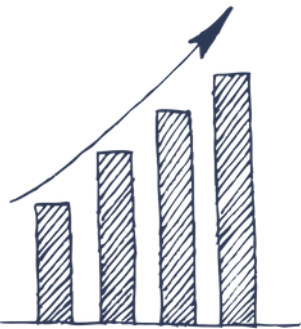
\$81,317
AVERAGE HOUSEHOLD
INCOME



31.03%
PERCENT OF HIGH SCHOOL
GRADS OVER 25



55.5%



4.64%
POPULATION INCREASE
SINCE 2020 CENSUS



74.4%
LABOR FORCE
PARTICIPATION

(ALMOST 15% HIGHER THAN
NATIONAL RATE)



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BASEMENT: WALK-IN FRIDGE, FREEZER, KEG COOLER; OFFICE; STORAGE



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MAIN LEVEL: FULL COMMERCIAL KITCHEN+DINING



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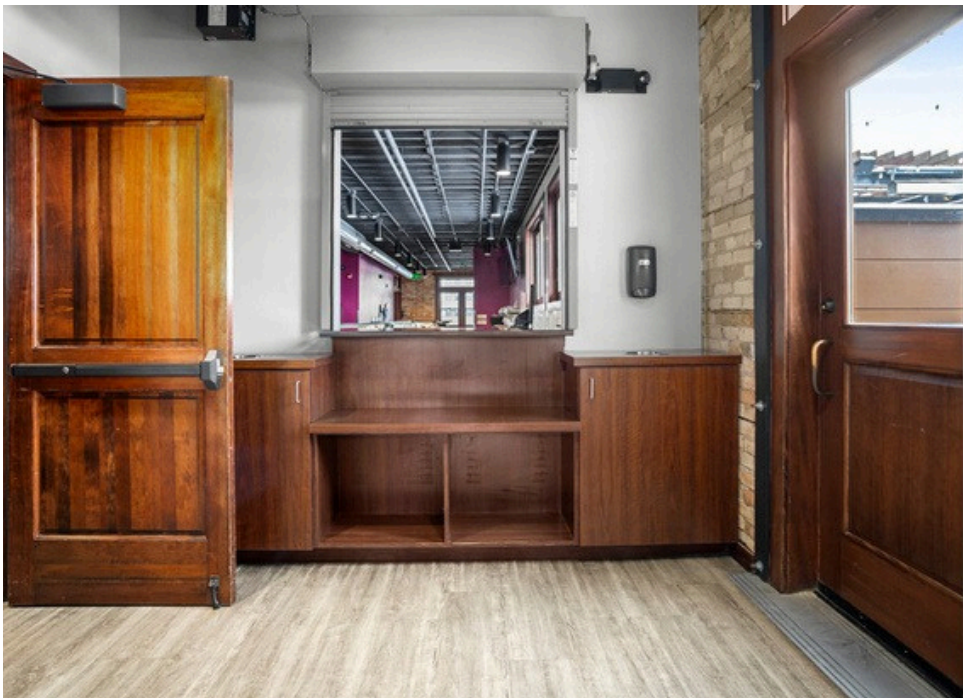


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2ND LEVEL: BEAUTIFUL BAR+ROOFTOP PATIO



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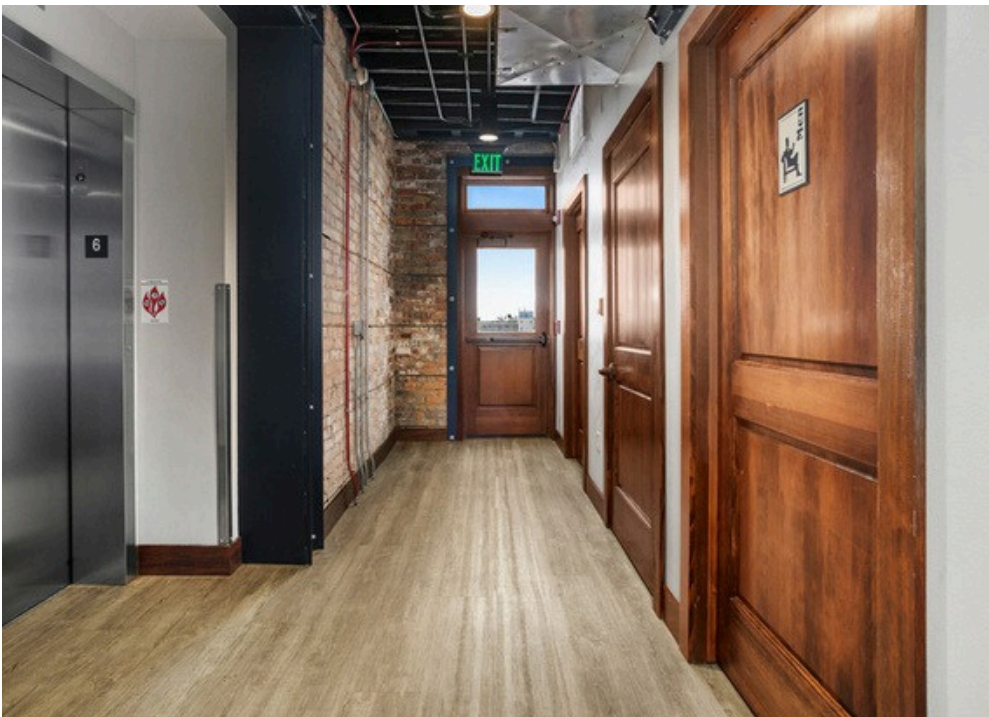
RESTROOM/STAIRWELL



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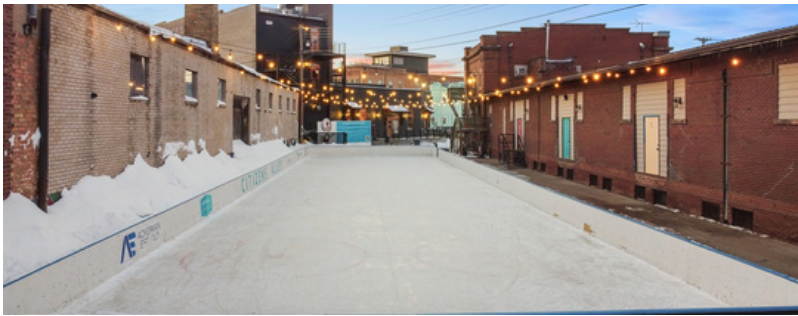


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EXTERIOR



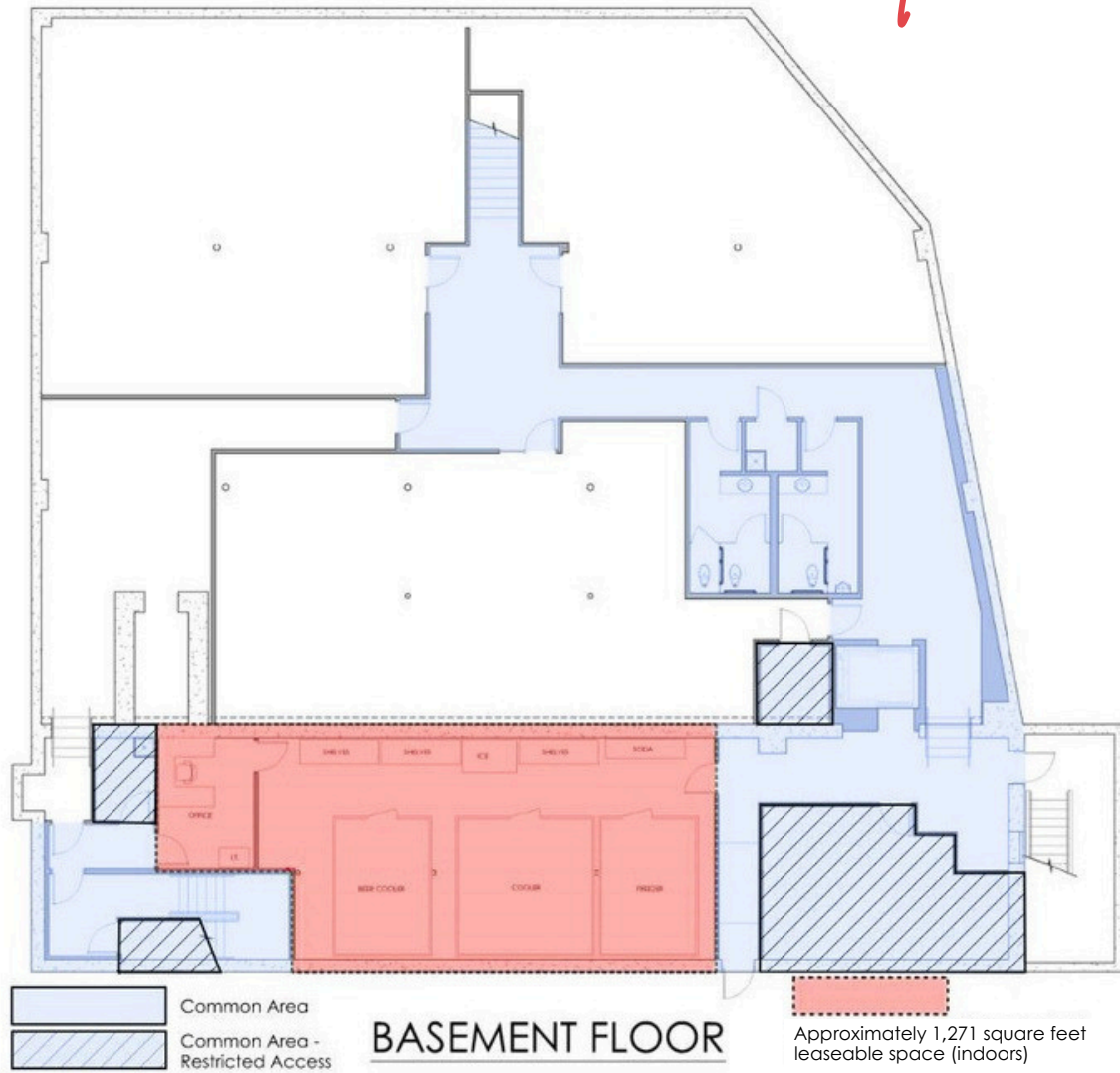
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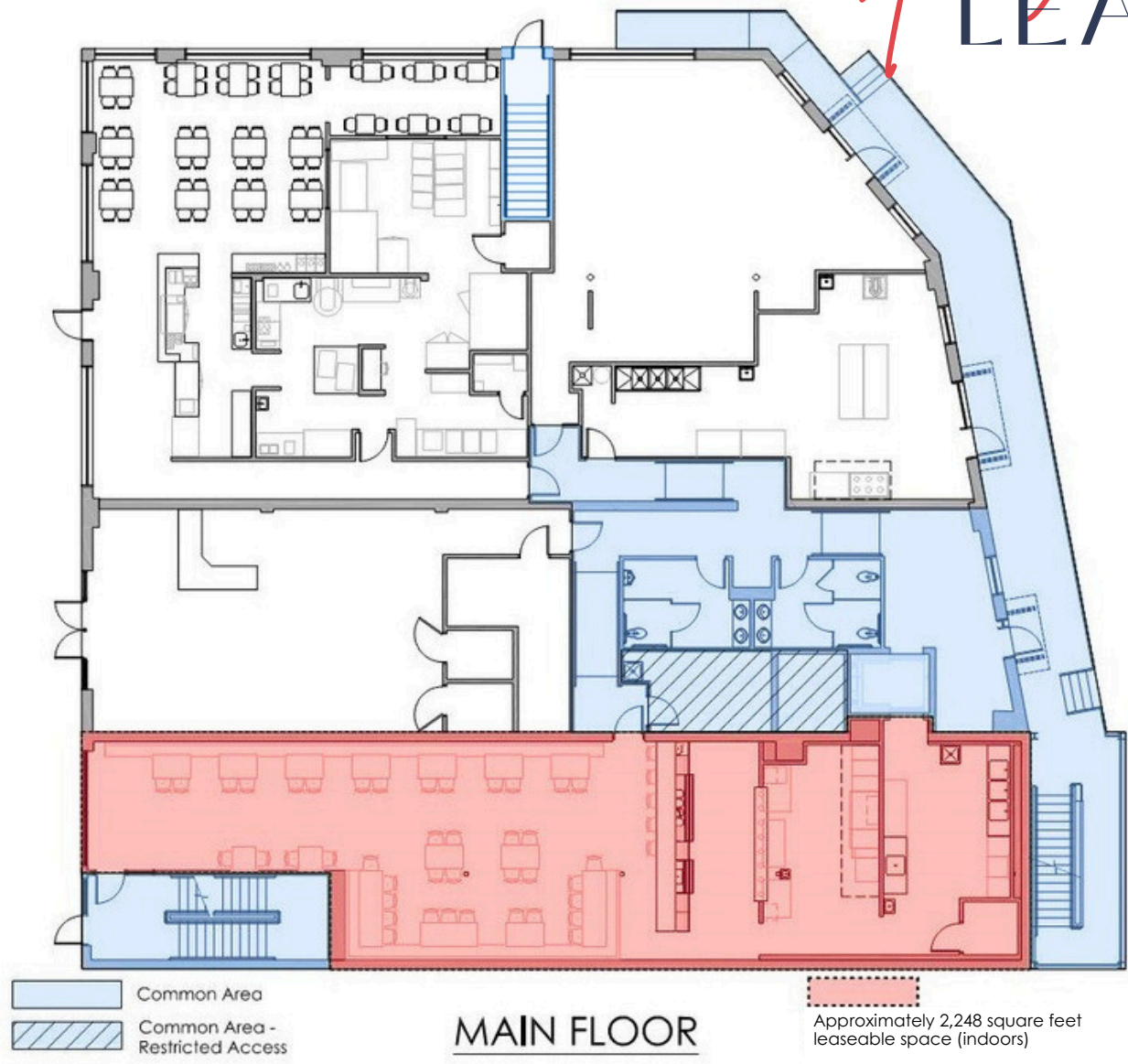
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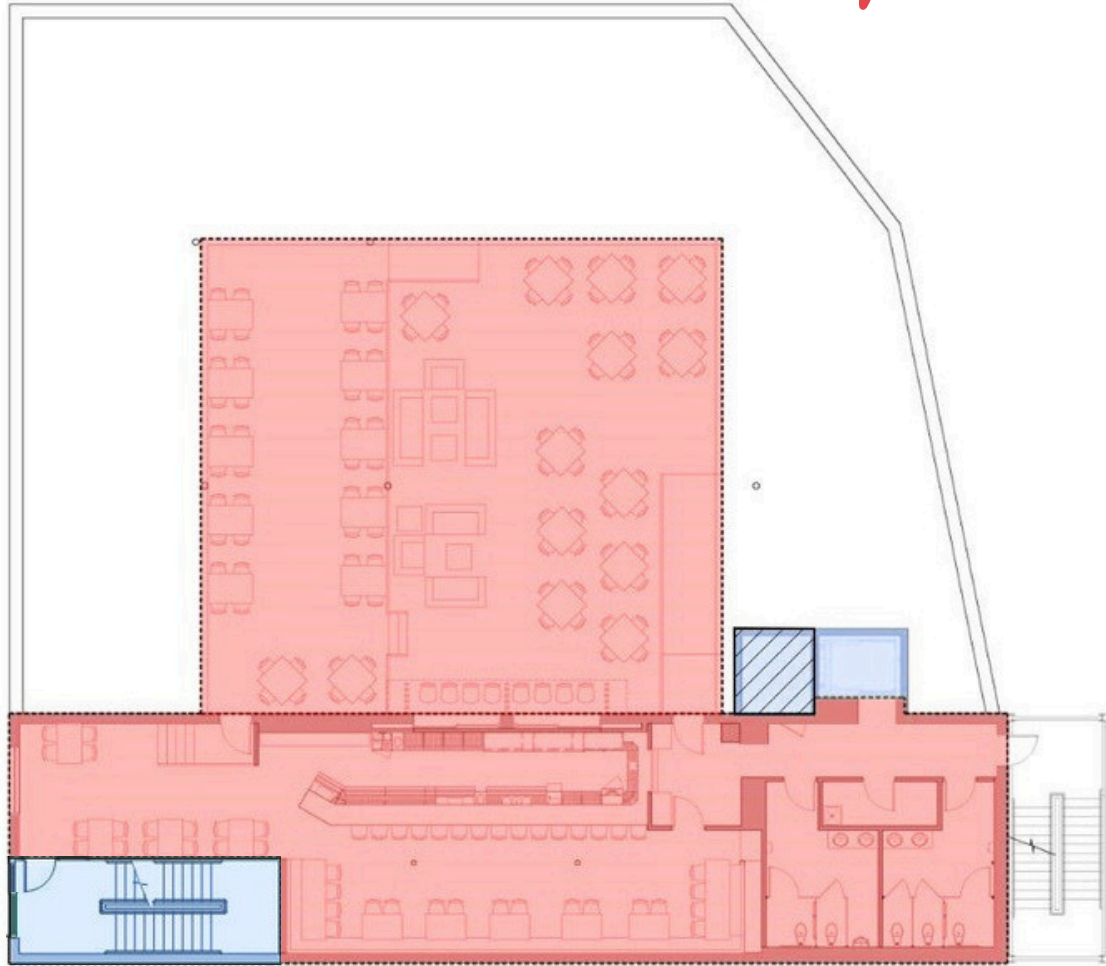
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 Common Area
 Common Area - Restricted Access

SECOND FLOOR

 Approximately 2,248 square feet leaseable space (indoors)
Approximately 2,481 square feet leaseable space (outdoor patio)



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