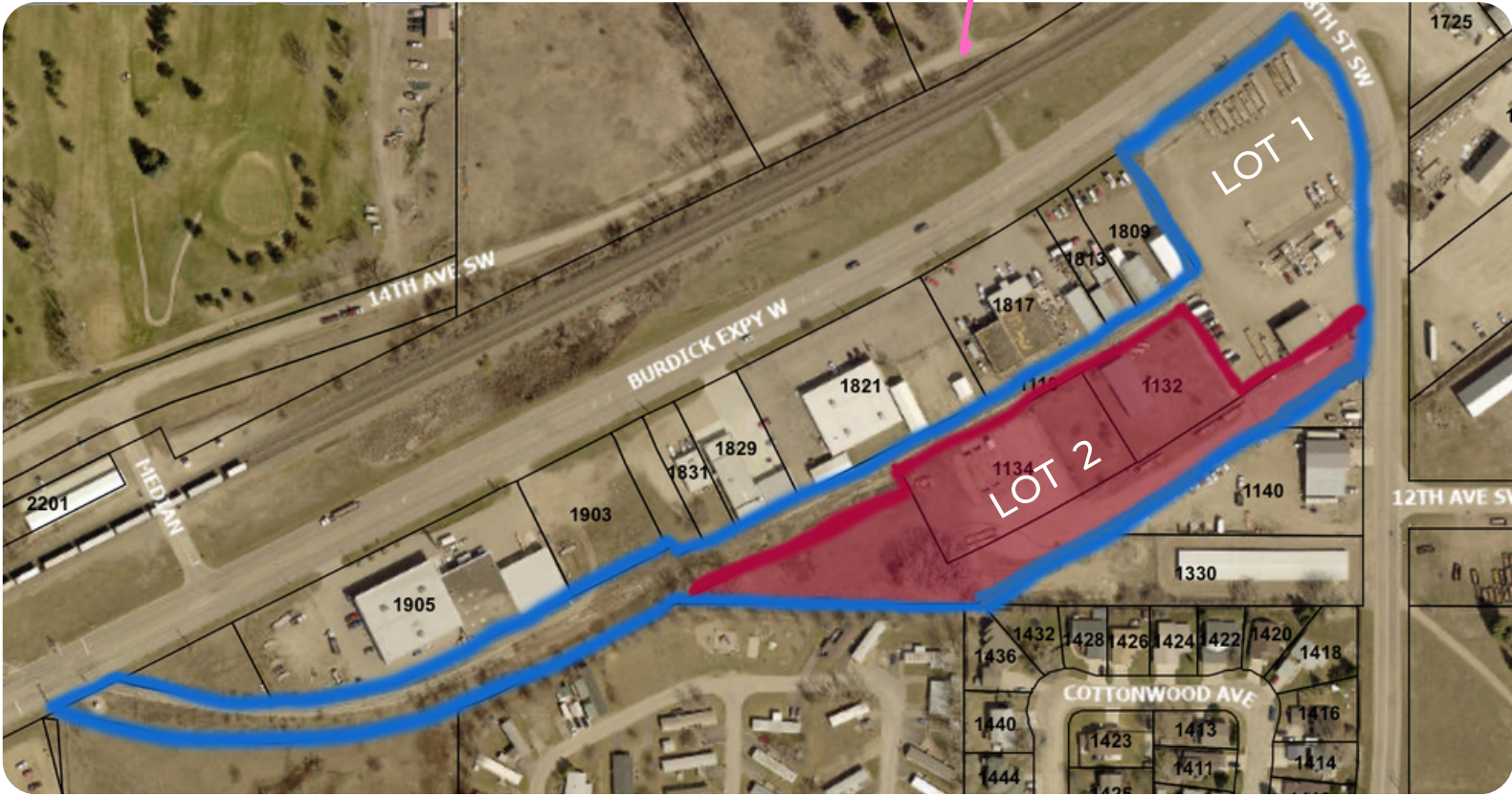


1110 18TH ST SW
MINOT, ND 58701

SIGNAL
●●● REALTY

For SALE



HIGHLY VISIBLE

2 Lots in Minot

LOT #1

- » Sale price: \$950,000
- » Zoned M1
- » Main Shop Building & Office
- » 4.7 Acres

LOT #2

- » Sale price: \$540,000
- » Zoned M1/C2
- » 3 parcels of 3.1 Acres
- » 3200 sf cold storage building



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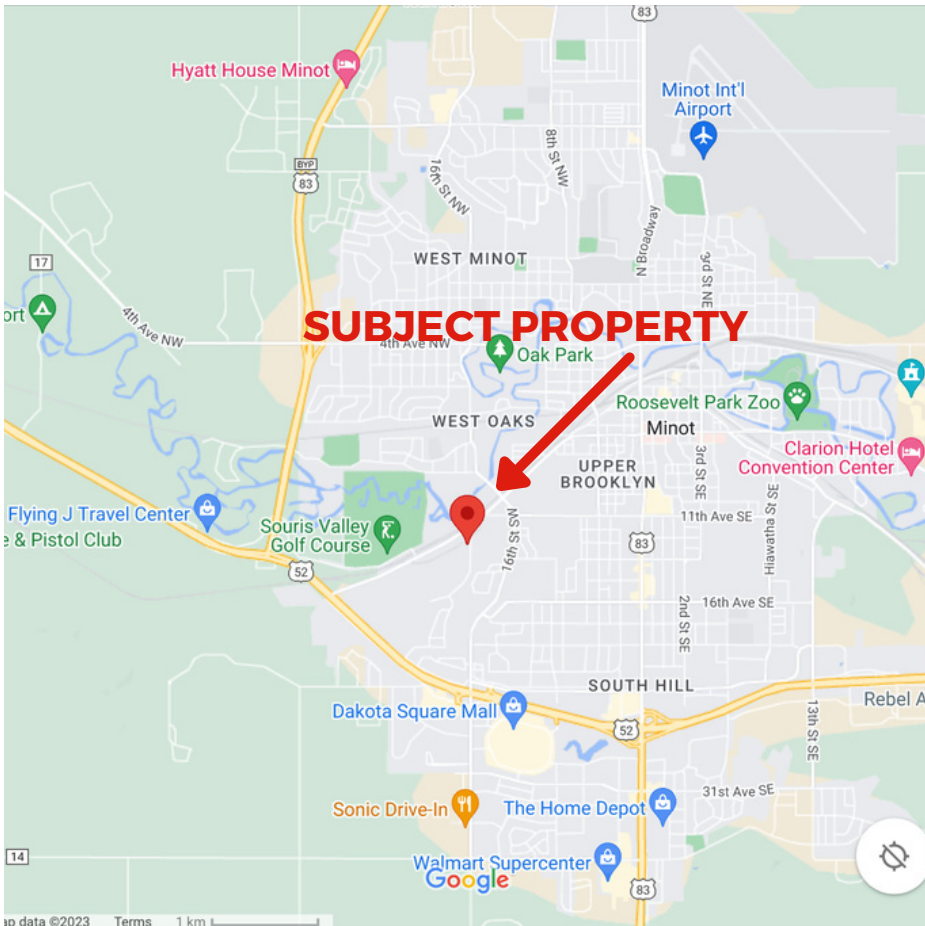


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MULTI-USE & HIGHLY VISIBLE

Lots in Minot

7.8 (+/-) acres commercial, industrial property zoned M1 (except for .55 acres C 2) a portion of which having great visibility and direct access on Minot's West Burdick. The property includes a 3060sf 1 story concrete building with two 12x14 OH doors built in 1975 and a 400 sf office building (formerly a weigh station) built in 1985. Suitable for multiple uses, the present owner/user of a portion of the property is a trucking company. However, this 7+ acres with great access centrally located in Minot should be easily divisible and quite possibly presently zoned for a great SMALL BUSINESS\SHOP GARAGE CONDO project, mini storage, car sales & whatever. It is possible the owner may consider offers that split the property into 2 parcels as indicated in picture #3. Parcel #1 with the buildings \$950,000 approx 4(+/-) and Parcel #2 \$540,000 approx 3.8 (+/-) acres.



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