



## HIGHLIGHTS

- Zoning: MI—Light Industrial
- City Water & Sewer, MDU Gas
- Easy access to Broadway/Hwy 83
- Excellent Visibility from the Highway 83 & Highway 83 Bypass Intersection
- Near Minot Int'l Airport, SRT, Memory Fireworks, Border States Electric, Graybar Electric, Braun Intertec, Bourgault Industries, Enerbase Travel Plaza, numerous self-storage facilities and apartments

## LOT SIZE

.88 ACRES | 38,392 SF

## PRICE

\$134,000.00

# FOR SALE

4540 NORTHBROADWAY | MINOT, ND

## » PROPERTY DETAILS

PID: MI0.1C65.000.0010  
Legal: Lot 1, Ridgedale Industrial Park 4th Addition  
Lot Size: 38,392.22 SF | .88 Acres  
Zoning: MI—Light Industrial  
2023 Taxes: \$2,101.05  
2023 Specials: \$6,240.46 principal only

### RIDGEDALE INDUSTRIAL PARK 4TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA (BEING OUTLOT 4, SECTION 1, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA)



# FOR SALE

4540 NORTHBROADWAY | MINOT, ND

## » LOCATION MAP



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## DISCLOSURE

This information has been obtained from sources we consider reliable; however, we do not provide any guarantees, express or implied, regarding its accuracy. All details regarding square footage, taxes, special assessments, income, and expenses are approximate. Buyers or tenants are advised to conduct their own independent investigations and base their decisions on those findings.