

Building for Sale

2201 15th Street SW - Minot, North Dakota

Former American Bank Center



Reduced Price: **\$1,100,000**
\$1,350,000

Property Information

- ◆ Building: 6,340 sf
- ◆ Lot Area: 1.41 acres
- ◆ Built: 1979
- ◆ Zoned: C4-Planned Commercial

Features

- ◆ Private Offices + Conference Room
- ◆ Equipped with Alarm & Security System
- ◆ Pylon & Building Signage
- ◆ Existing Drive-thru & Ample Parking
- ◆ Prime location along Dakota Square Mall Ring Road w/ Highway 2 visibility



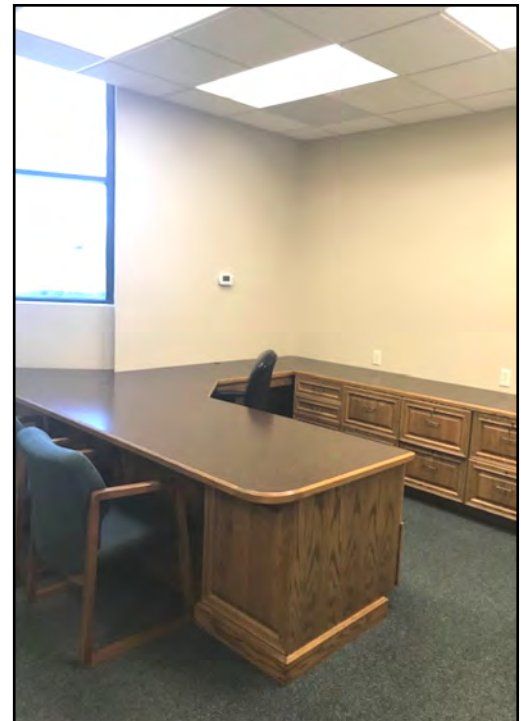
Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
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Interior Pictures

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Exterior Pictures

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Area Information

Building for Sale

Area Demographics (2-mile Radius)

- ◆ Residential Population: 20,574
- ◆ Households: 9,698
- ◆ Average HH Income: \$84,482
- ◆ Daytime Population: 27,504
- ◆ Traffic Count (16th St SW): 18,130 vpd

Minot Highlights

- ◆ 4th largest city in North Dakota
- ◆ Within eastern edge of Bakken Shale Formation
- ◆ Located at junction of main arterial Hwy 2 (east-west) & Highway 83 (north-south)
- ◆ City Population - 41,251



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