

Pifer's



4,240 Sq. Ft. | \$275,000

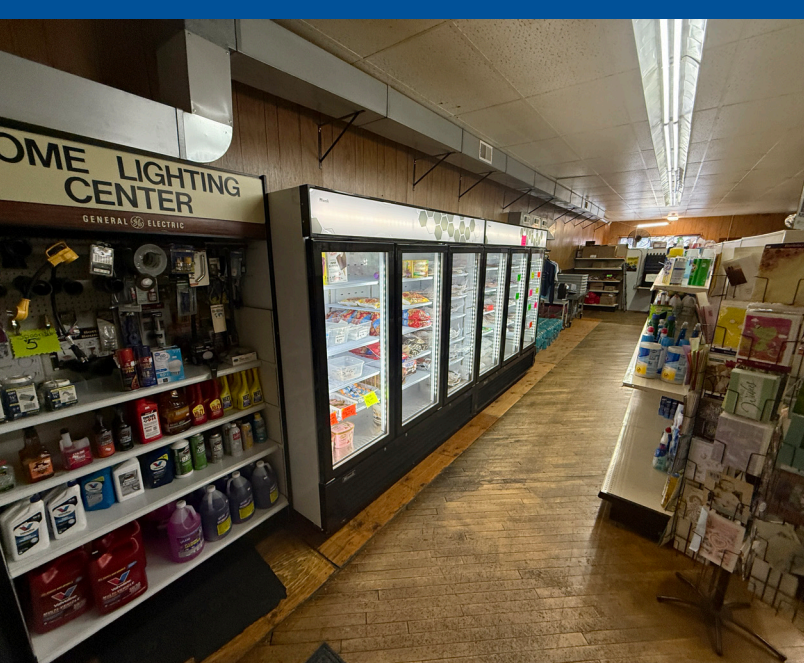
DAWSON GROCERY STORE

DAWSON, ND

Pifer's Auction & Realty
1506 29th Ave S. • Moorhead, MN 56560
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LISTED PRICE \$275,000

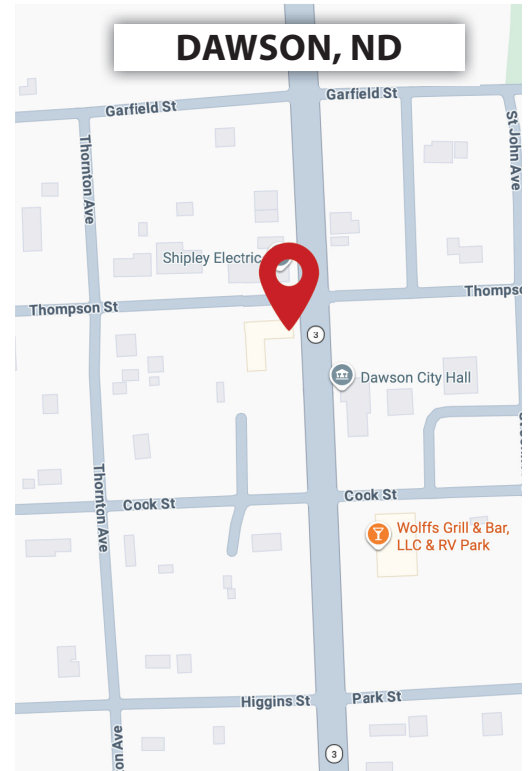
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PROPERTY INFORMATION

Incredible opportunity at the heart of a strong rural community. This established gas station, convenience store, meat retailer, and café offers multiple proven revenue streams in a single, high-visibility location on ND-3. With consistent local traffic as well as strong recreational traffic from hunting, fishing and outdoor enthusiasts, this business is ideal for an owner-operator seeking a stable investment and the freedom of small-town living.

The offering includes all business personal property for a true turnkey transition. From fuel pumps and coolers to kitchen equipment and point-of-sale systems, everything you need to hit the ground running is already in place. The current owner is willing to provide operational guidance for a reasonable period, ensuring a smooth handoff and continued success. Whether expanding your portfolio or launching your first business, this Dawson, ND operation delivers a rare opportunity: strong fundamentals, essential services, and a community that values and supports its local businesses. Don't wait to inquire on this exciting and rare opportunity. Contact us to learn more or schedule a private tour today!



KEY FEATURES

- Sq Ft.: 4,240
- Year Built: 1940, 1976
- Taxes: \$872.04 (2025)
- Parcel #: 55414070, 55414080, 55414090
- Utilities: Private Septic, Rural Water
- Roof: Metal
- Legal: LOTS 19 & 20 BLOCK 14 DIVISION B - DAWSON
LOTS 21 & 22 BLOCK 14 DIVISION B - DAWSON
LOTS 23 & 24 BLOCK 14 DIVISION B - DAWSON



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