THE PROPERTY
Located in the heart of downtown Grand Forks, ND, Selkirk on 4th provides an engaging and creative environment that integrates commercial space with downtown housing and a community park space.

THE NAME
In 1872, Alexander Griggs, Selkirk steamboat captain staked claim to land on the Red River. That 9-acre piece of land would become downtown Grand Forks. Griggs has long been acknowledged as responsible for the growth of Grand Forks from a trading post to a town. His efforts earned him the title, “Father of Grand Forks.”
BUILDING COMPONENTS

Selkirk on 4th consists of 5 levels starting with commercial space and private underground parking. Condos are located on floors 3 through 5 with private balconies that overlook beautiful downtown Grand Forks.

INCLUDED in packet

- Pricing
- Floor Plans
- Parking Plan
- Site Plan

*Visit our virtual showroom for a 3-D tour at www.dakotacommercial.com

FOR MORE INFORMATION

P | 701.772.3101
www.dakotacommercial.com
# Condo Pricing

## 3rd Floor

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sqft</th>
<th>Price</th>
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<tbody>
<tr>
<td>301</td>
<td>886</td>
<td>$301,240</td>
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<tr>
<td>302</td>
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## 4th Floor

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<tr>
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<tr>
<td>403</td>
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## 5th Floor

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<td>1322</td>
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<tr>
<td>504</td>
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<tr>
<td>506</td>
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<td>SOLD</td>
</tr>
<tr>
<td>507</td>
<td>789</td>
<td>SOLD</td>
</tr>
</tbody>
</table>

For more information, please contact:

P | 701.772.3101
www.dakotacommercial.com
WHAT IS THE OVERALL QUALITY?

The foundation is poured concrete with precast for the parking garages and first level. Main structure is steel frame. The floors are concrete with wood joists and wood frames between units and bedrooms which reduces sound between floors. Exterior has a commercial glazing system and panels with portions of brick on the front of the building.

Building has central hot water heat with individual control in each unit and individual controlled A/C. Interior lighting is mostly recessed can lighting. Exterior entrances are operable by fob system for access to building. Common area flooring are sealed polished concrete.

WILL THERE BE A RECEPTION AREA?

The reception area houses artwork, polished floor, and seating.

WILL IT BE A PET FRIENDLY BUILDING?

An enclosed pet area along with common area walkways are located between 4th street and its alley.
Is property governed by a declaration of covenants, conditions and restrictions for the Selkirk Condominiums?

For declaration of covenants, conditions and restrictions for the Selkirk Condominiums, please contact Dakota Commercial.

How many parking spaces will be included?

Parking is assigned per the number of bedrooms in each condo.

What will the condo fees be?

Condo fees include the following items: Common Area Cleaning, Electronic Access, Elevator, Fire Safety, Insurance, Landscaping, Lawn Care, Maintenance, Management Fees, Parking, Pest Control, Real Estate Taxes, Security Cameras, Snow Removal, and Utilities.

Estimated condo fees:
2 Bedroom : $260/month
1 Bedroom : $220/month
RENAISSANCE ZONE INCENTIVE SUMMARY

NEW CONSTRUCTION
Construction or purchase of a new home.

PRIMARY RESIDENCE

State Income Tax
5-year personal income tax credit of up to $10,000

City Property Tax
5-year, 100% property tax exemption on the added value

INVESTMENT

State Income Tax
5-year exemption on income derived from investment

City Property Tax
5-year, 100% property tax exemption on the added value

State tax incentive guidelines can be found at: https://www.nd.gov/tax

Applications to be completed:
• Application to Obtain Certificate of Good Standing
• City Of Grand Forks: Personal Residence
  Renaissance Zone Project
MAIN LEVEL PARKING & COMMERCIAL SPACE

A
810 SQFT

B
1,083 SQFT
UNIT A & B
2 BED/2 BATH CONDO:
1,226 SF + 102 SF DECK

UNIT A & B
UNIT C

2 BED/2 BATH CONDO:
1,251 SF + 98 SF DECK
UNIT D

1 BED/1 BATH CONDO:
826 SF + 88 SF DECK
UNIT E & F

1 BED / 1 BATH CONDO:
726 SF + 107 SF DECK
SELKIRK ON 4TH

RENDERINGS MAY VARY SLIGHTLY FROM ACTUAL BUILDING

FOR MORE INFORMATION AND TO VIEW FLOOR PLANS VISIT
www.dakotacommercial.com
P | (701) 772-3101