

# SELKIRK ON 4TH



RENDERINGS MAY VARY SLIGHTLY FROM ACTUAL BUILDING

## THE PROPERTY

Located in the heart of downtown Grand Forks, ND, Selkirk on 4th will provide an engaging and creative environment that will integrate commercial space with downtown housing and a community park space. Completion: Fall 2019

## 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."

# INCLUDED

in packet

- Pricing
- Floor Plans
- Parking Plan
- Site Plan

\*Visit our virtual showroom for a 3-D tour at [www.dakotacommercial.com](http://www.dakotacommercial.com)



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## BUILDING COMPONENTS

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

**SELKIRK ON 4TH**

## FOR MORE INFORMATION

KEVIN RITTERMAN | 218.779.8377

DUANE WAGES | 701.330.9632



(701) 772-3101 | [www.dakotacommercial.com](http://www.dakotacommercial.com)

# CONDO PRICING

	SQFT	PRICE
<b>3RD FLOOR</b>		
301	886	\$301,240
302	1348	SOLD
303	1322	\$449,480
304	1322	\$449,480
306	789	\$260,370
307	789	\$260,370
<b>4TH FLOOR</b>		
401	886	\$301,240
402	1348	SOLD
403	1322	\$442,870
404	1322	\$442,870
406	789	SOLD
407	789	\$264,315
<b>5TH FLOOR</b>		
501	886	SOLD
502	1348	SOLD
503	1322	\$449,480
504	1322	\$449,480
506	789	SOLD
507	789	SOLD

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# FAQ'S

## WHAT IS THE OVERALL QUALITY?

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

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

## HOW WILL THE UNITS BE SOLD?

The buyer may choose finish packages provided by owner. If the buyer would like to purchase and finish the unit on their own, that may be an option (sale price to be determined). The buyer may also elect to choose two to three options selected by the designer. Walls will be sheetrock with smooth finish. The lead designer is Mike Mclean from JLG along with housing specialist Nicole Washburn of JLGdwell.

## WILL KITCHEN HAVE DIRECT VENTILATION?

We assume that the kitchen ovens will have ventilation along with gas piping for the option of having gas or electric ranges. The ductwork will be concealed within the truss base. If an owner would like to have spiral ductwork, that would be at an additional cost to the buyer.

## WILL THERE BE A RECEPTION AREA?

The reception area will house artwork on walls, polished floor, seating. Exact colors and final decor to be determined.

# FAQ'S

## **WILL THERE BE STORAGE ON EACH FLOOR?**

We are working through the floor plans and assume there will be storage available on one of the floors.

## **WILL IT BE A PET FRIENDLY BUILDING?**

Exterior grounds will have an enclosed pet area along with common area walkways 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, see attached.

## **HOW MANY PARKING SPACES WILL BE INCLUDED?**

Parking will be assigned per the number of bedrooms in each condo.

## **WHAT WILL THE CONDO FEES BE?**

Condo fees will 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 : \$250/month

1 Bedroom : \$200/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



**SELKIRK ON 4TH**

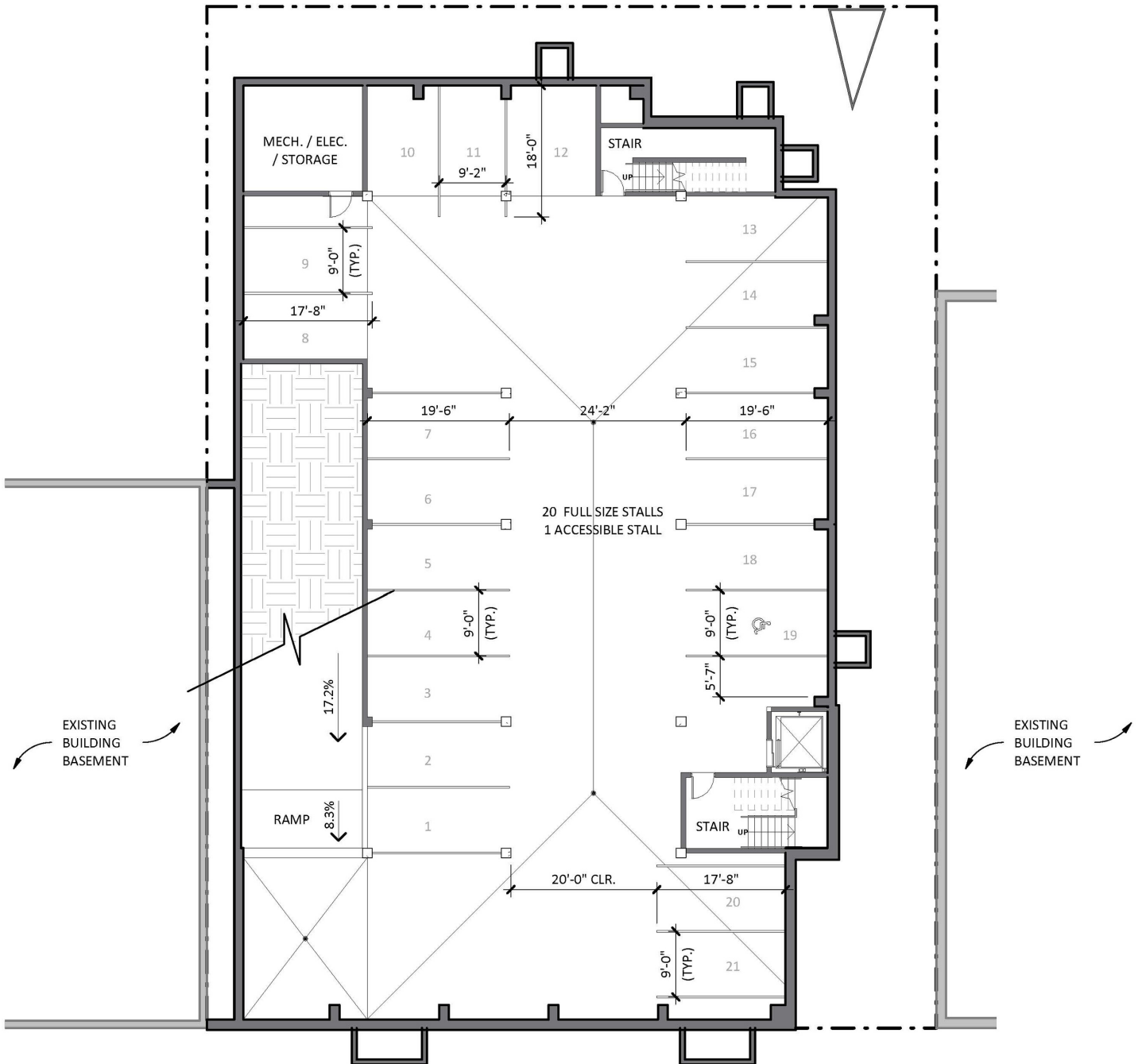
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# UNDER BUILDING PARKING

Alley



4th Street

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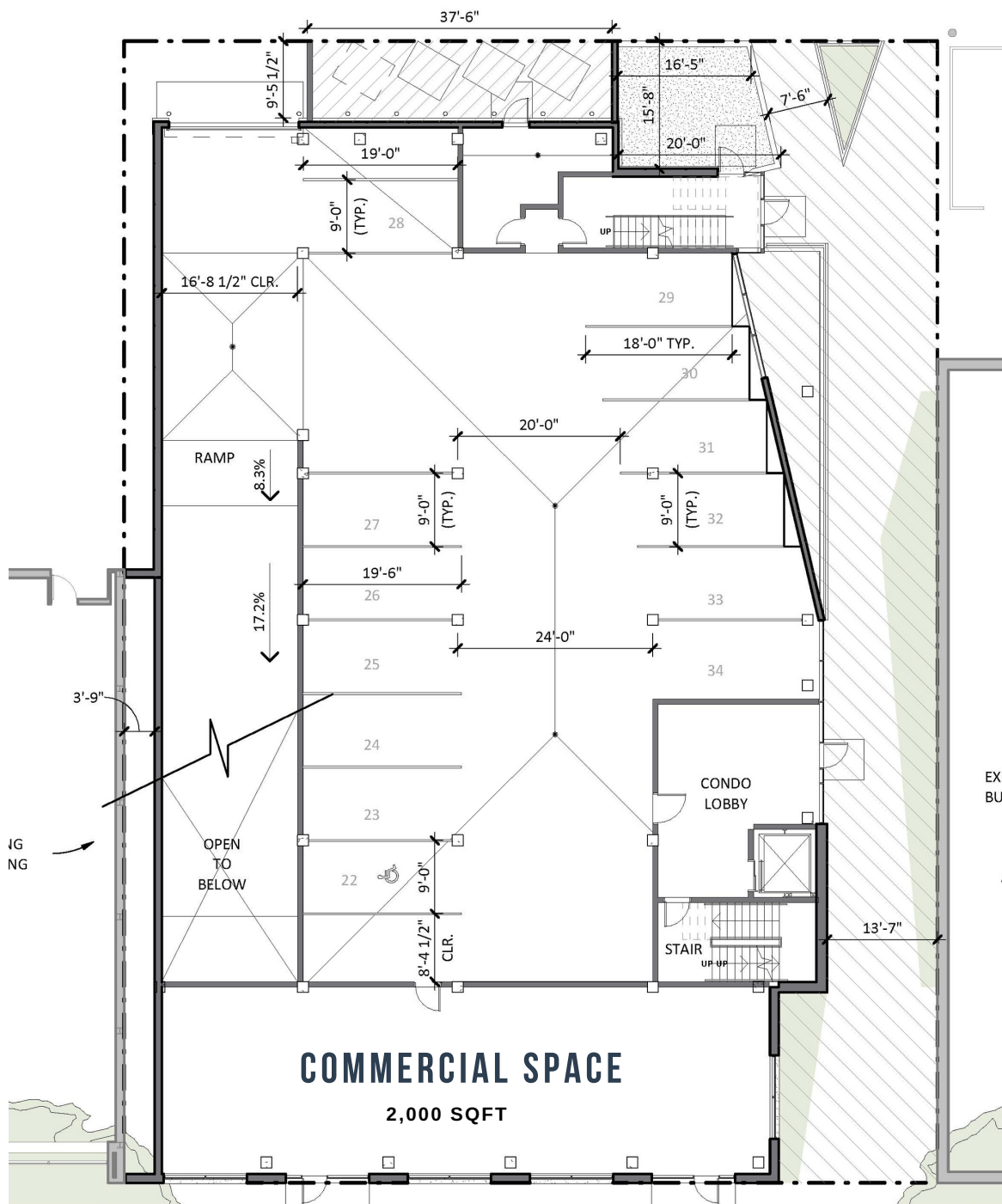
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# MAIN LEVEL PARKING & COMMERCIAL SPACE



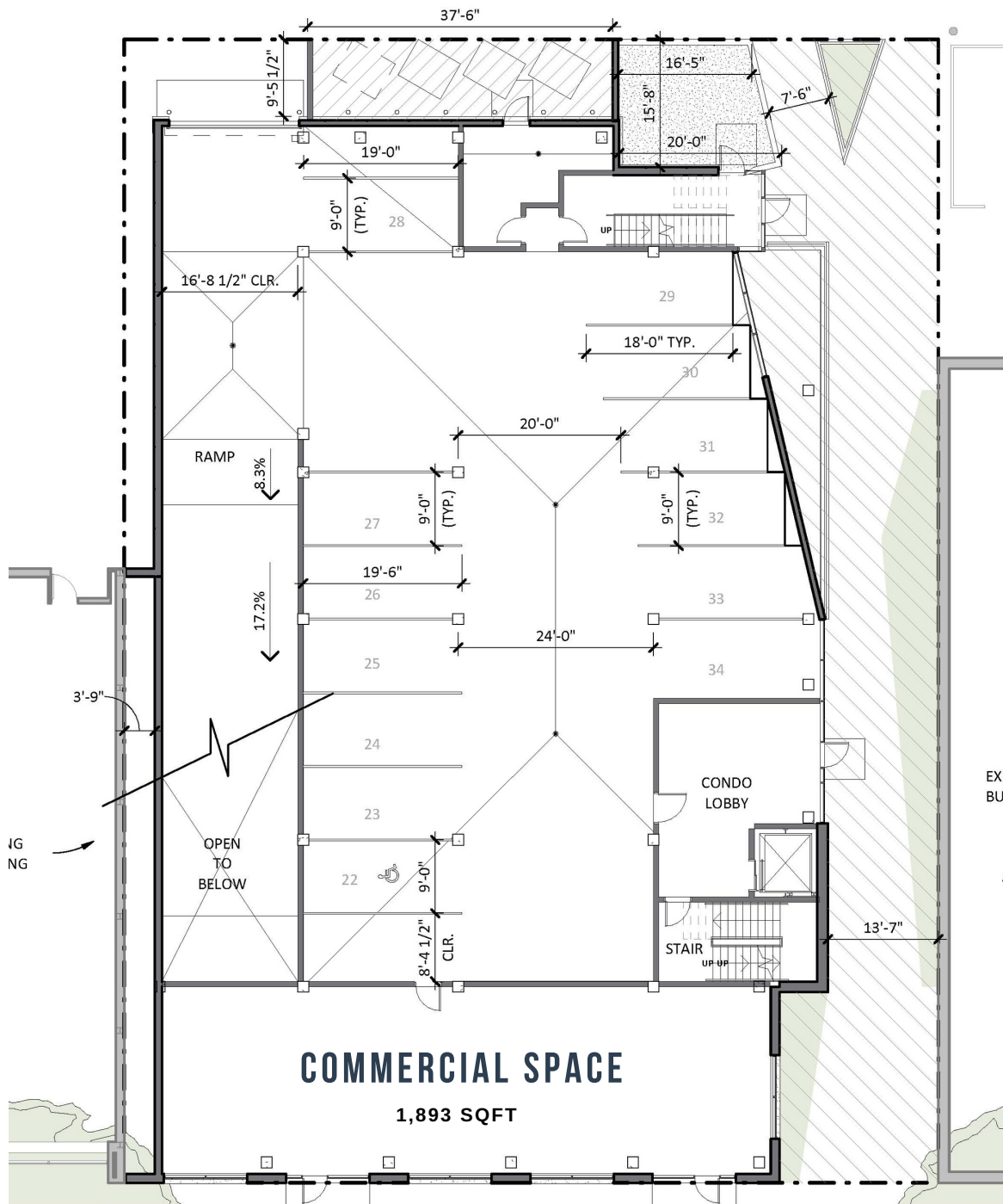
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FOR MORE INFORMATION

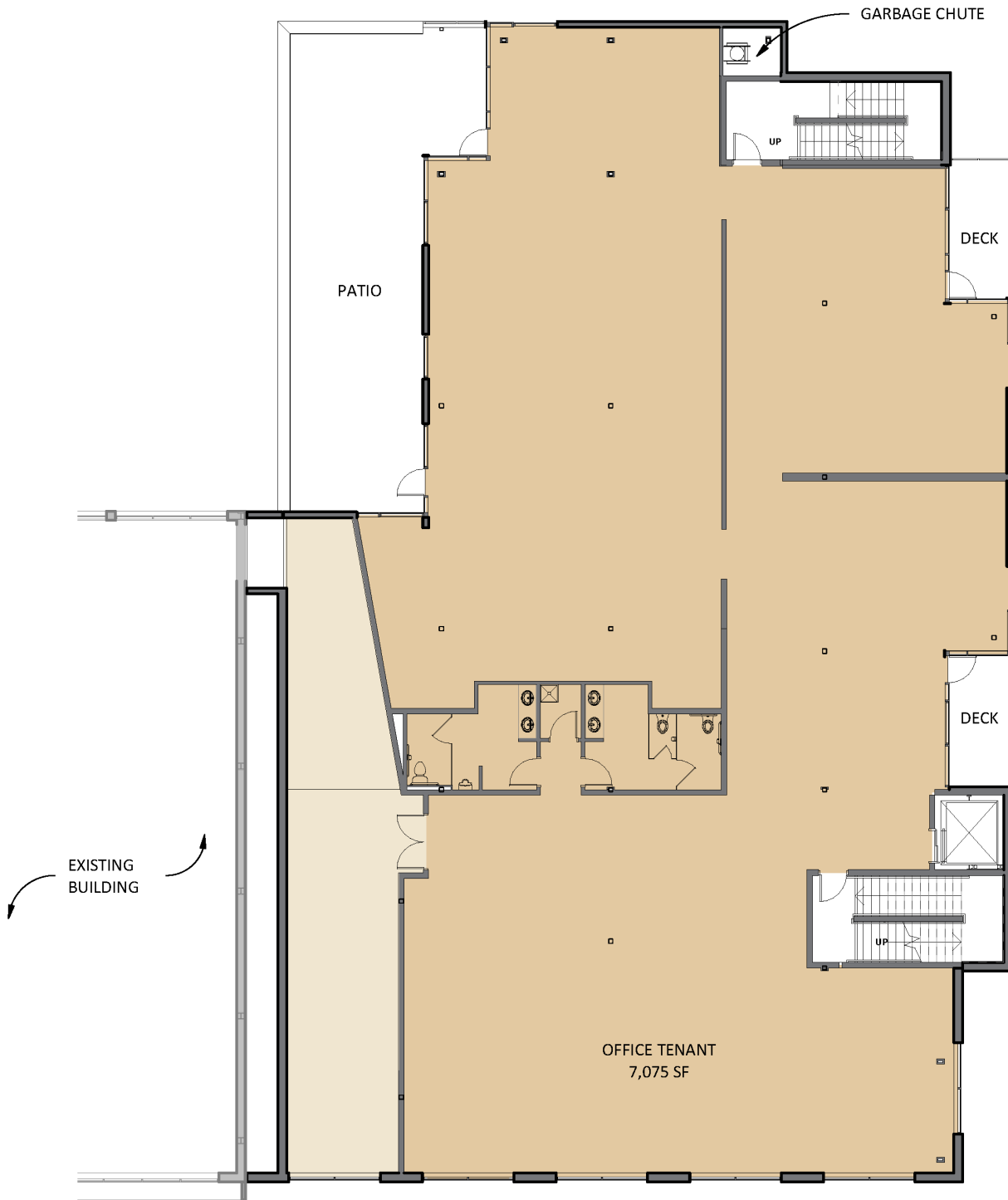
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# Main Level



# 2ND FLOOR COMMERCIAL SPACE



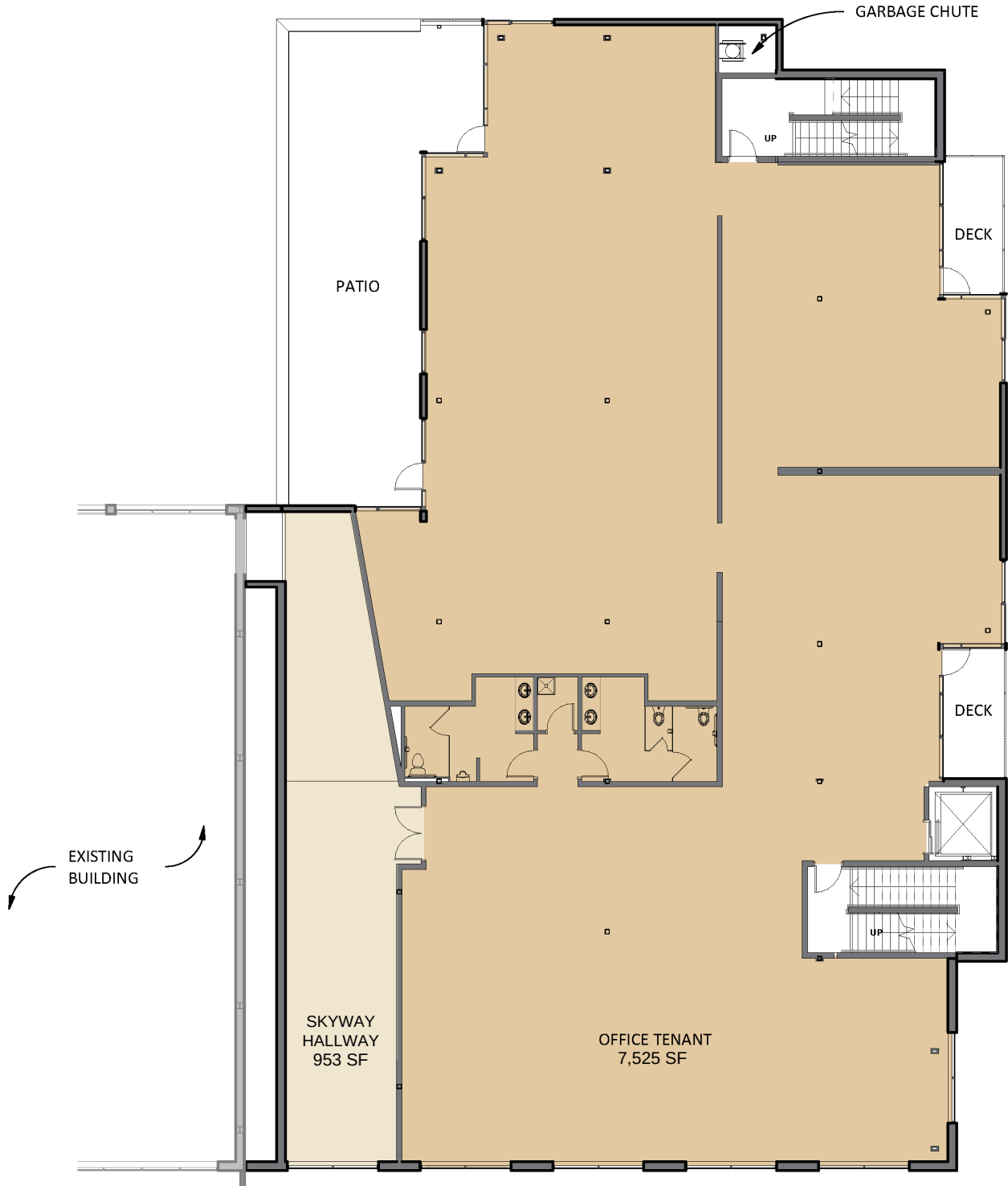
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# 2 Floor



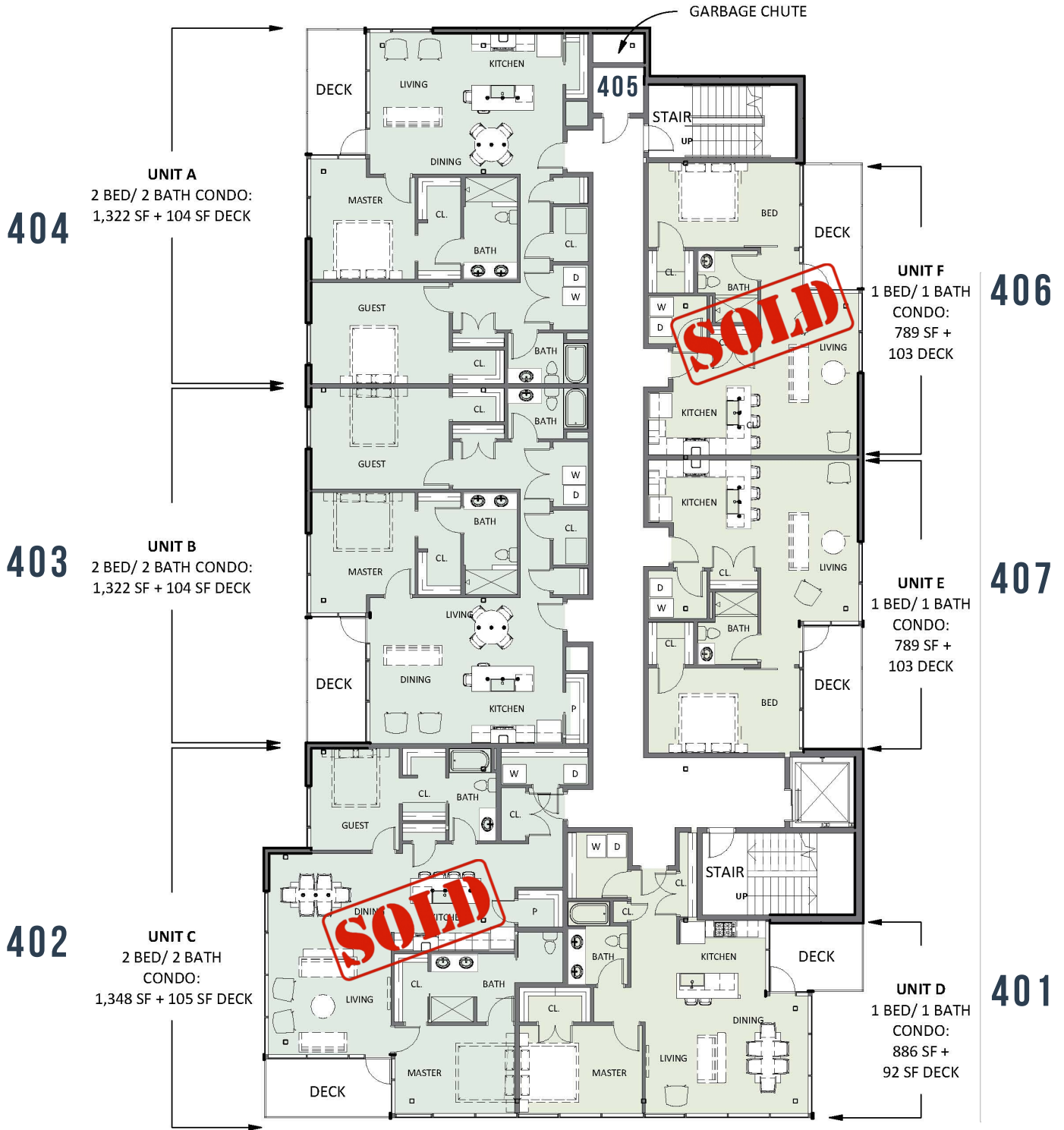


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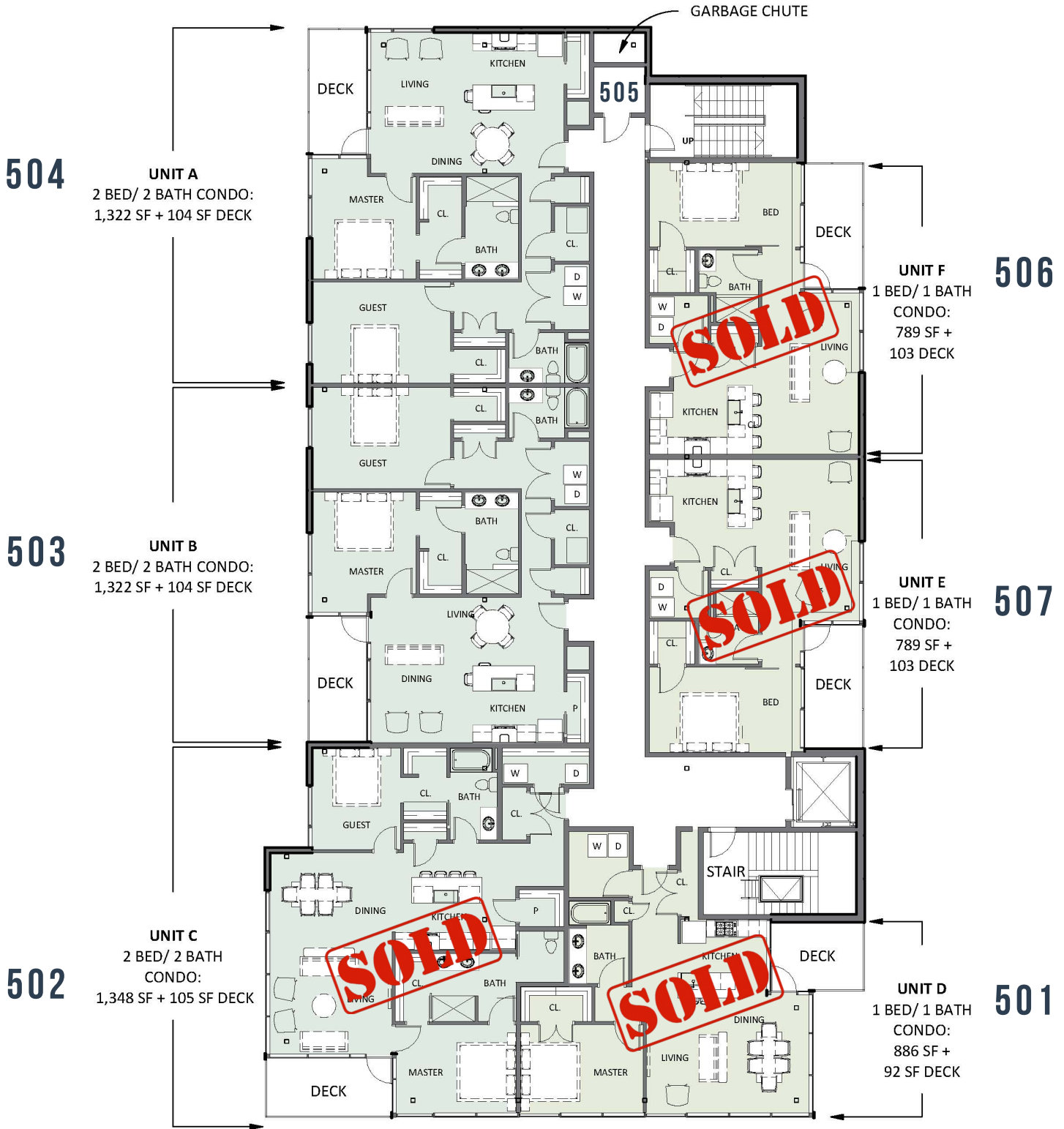




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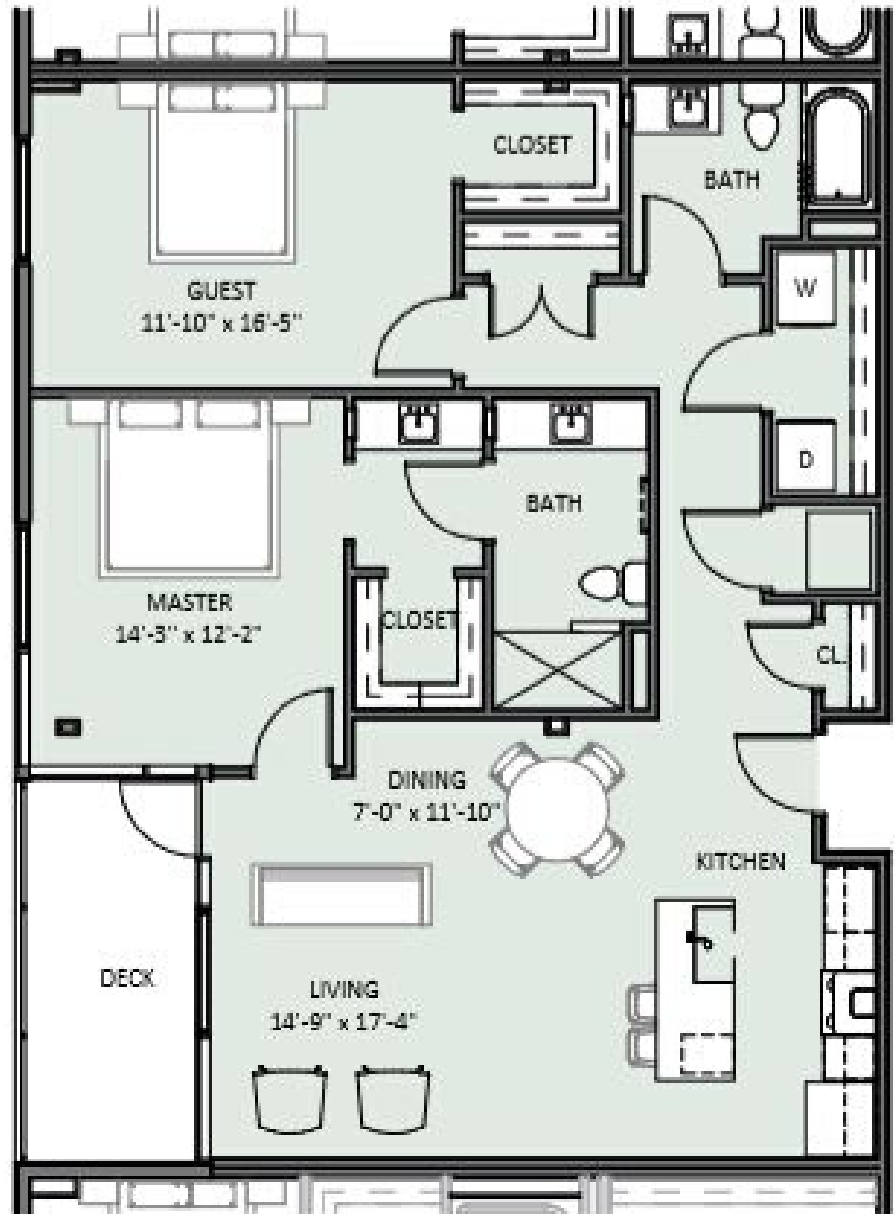


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**UNIT A & B**  
2 BED/ 2 BATH CONDO:  
1,226 SF + 102 SF DECK



**UNIT A & B**

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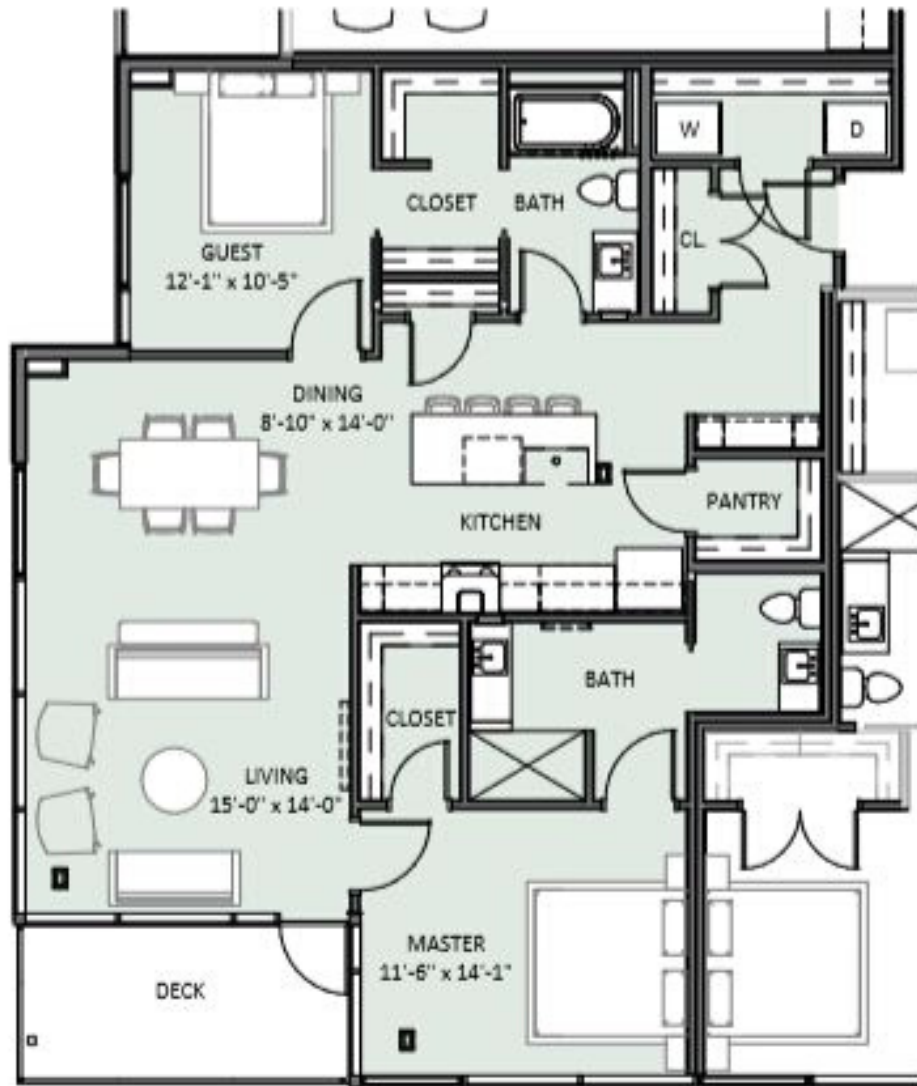
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**UNIT C**  
2 BED/ 2 BATH CONDO:  
1,251 SF + 98 SF DECK



**UNIT C**

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**UNIT D**  
1 BED/ 1 BATH CONDO:  
826 SF + 88 SF DECK

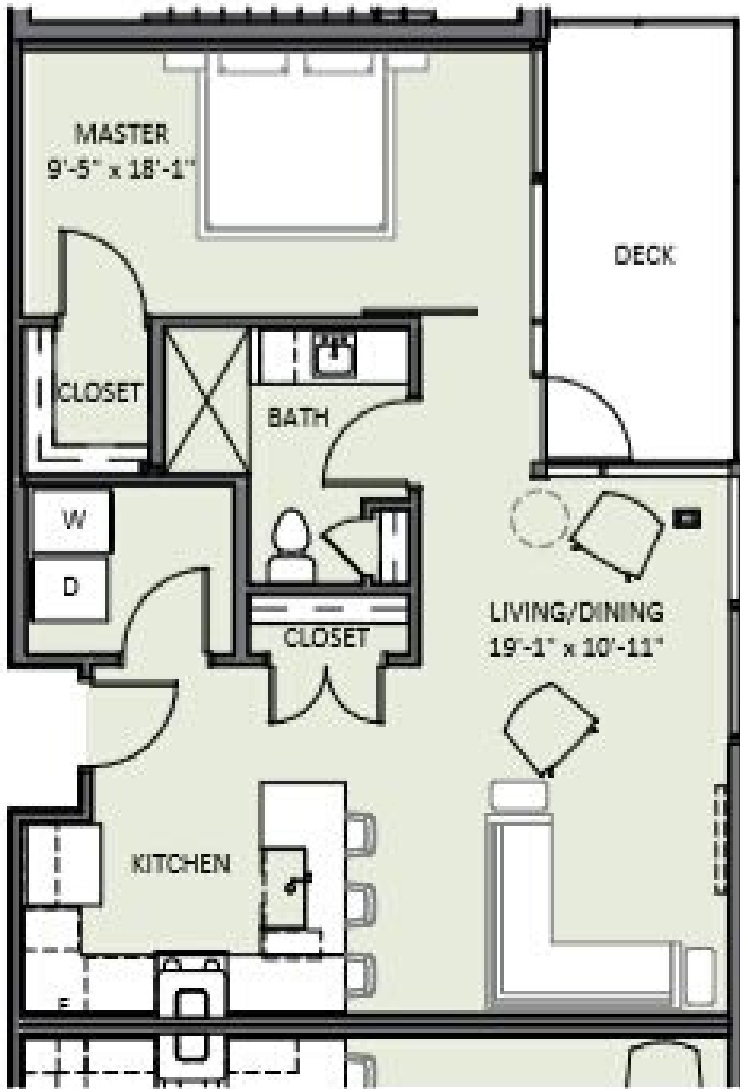
**UNIT D**

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**UNIT E & F**  
1 BED/ 1 BATH CONDO:  
726 SF + 107 SF DECK

## UNIT E & F

SELKIRK ON 4TH

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