

SELKIRK ON 4TH



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."

INCLUDED

in packet

- Pricing
- Floor Plans
- Parking Plan
- Site Plan

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



RENDERINGS MAY VARY SLIGHTLY FROM ACTUAL BUILDING



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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.

SELKIRK ON 4TH

FOR MORE INFORMATION

P | 701.772.3101

www.dakotacommercial.com



CONDO PRICING

	SQFT	PRICE
3RD FLOOR		
301	886	\$301,240
302	1348	SOLD
303	1322	SOLD
304	1322	SOLD
306	789	SOLD
307	789	\$260,370
4TH FLOOR		
401	886	\$301,240
402	1348	SOLD
403	1322	SOLD
404	1322	SOLD
406	789	SOLD
407	789	\$264,315
5TH FLOOR		
501	886	SOLD
502	1348	SOLD
503	1322	SOLD
504	1322	SOLD
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 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.

FAQ'S

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>

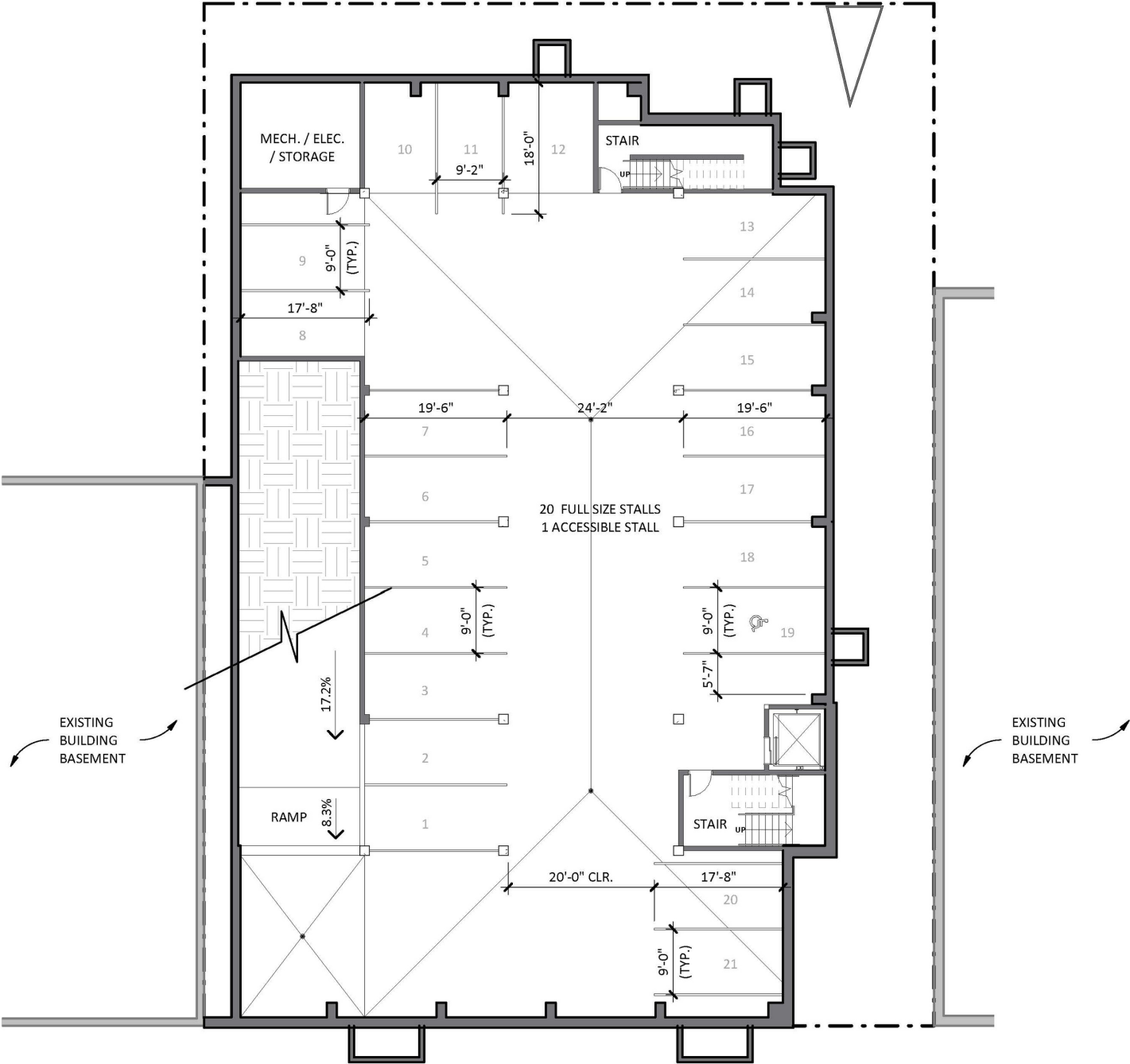
Applications to be completed:

- Application to Obtain Certificate of Good Standing
- City Of Grand Forks: Personal Residence Renaissance Zone Project



UNDER BUILDING
PARKING

Alley



4th Street

Unit A: 810 SQFT

Unit B: 1,083 SQFT

Common Areas:

- CONDO LOBBY
- STAIR (UP-UP)
- RAMP (8.3% slope)

Room Numbers: 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34

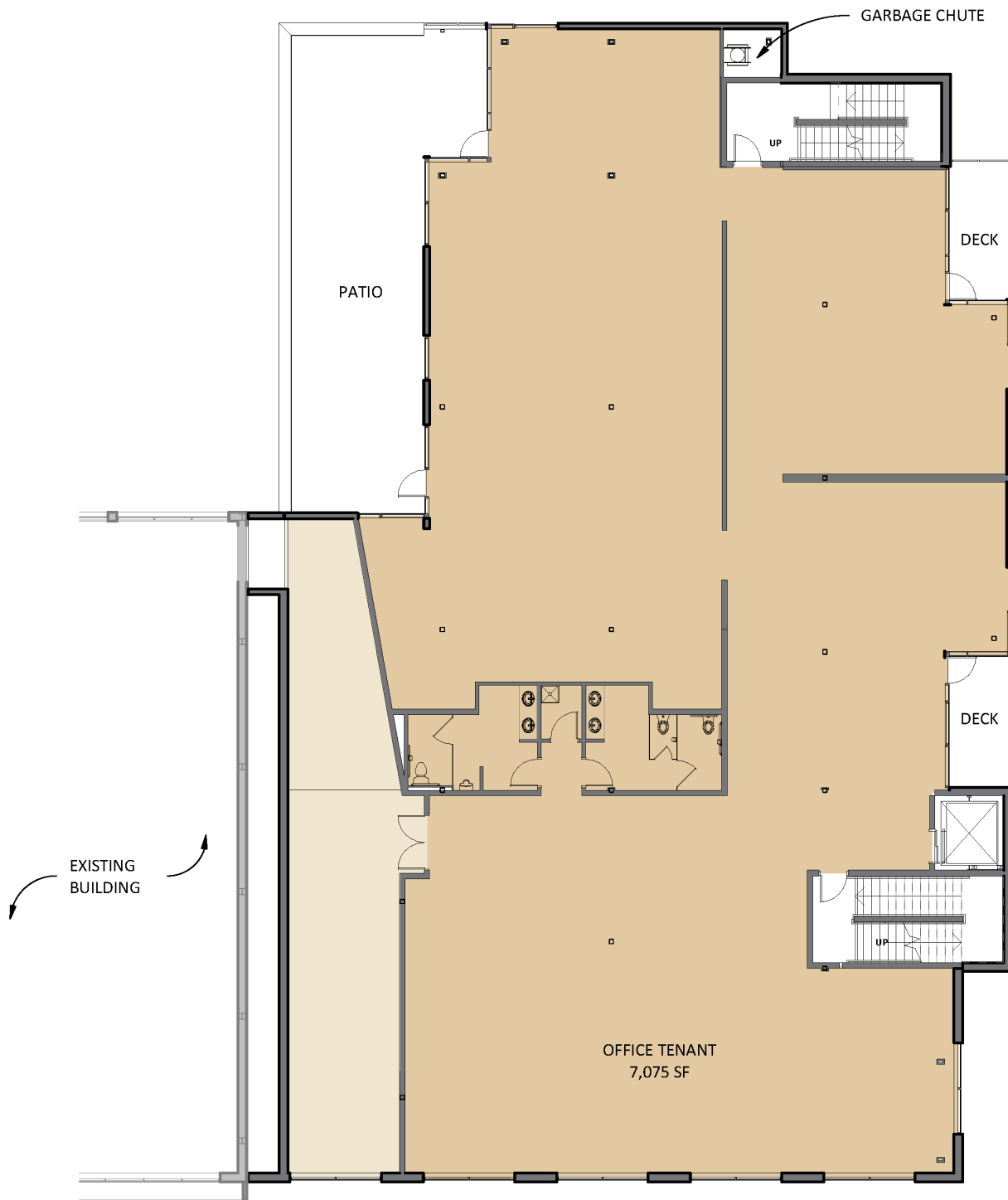
Dimensions and Clearances:

- Overall width: 37'-6"
- Overall depth: 9'-5 1/2"
- Room 28: 19'-0" x 9'-0" (TYP.)
- Room 29: 16'-5" x 15'-8"
- Room 30: 20'-0" x 7'-6"
- Room 31: 18'-0" TYP.
- Room 32: 9'-0" (TYP.)
- Room 33: 24'-0"
- Room 34: 20'-0"
- Room 26: 19'-6"
- Room 27: 9'-0" (TYP.)
- Room 25: 24'-0"
- Room 24: 16'-8 1/2" CLR.
- Room 23: 9'-0"
- Room 22: 9'-0"
- Room 21: 8'-4 1/2" CLR.
- Room 20: 17'-2"
- Room 19: 19'-6"
- Room 18: 9'-0" (TYP.)
- Room 17: 9'-0" (TYP.)
- Room 16: 9'-0" (TYP.)
- Room 15: 9'-0" (TYP.)
- Room 14: 9'-0" (TYP.)
- Room 13: 9'-0" (TYP.)
- Room 12: 9'-0" (TYP.)
- Room 11: 9'-0" (TYP.)
- Room 10: 9'-0" (TYP.)
- Room 9: 9'-0" (TYP.)
- Room 8: 9'-0" (TYP.)
- Room 7: 9'-0" (TYP.)
- Room 6: 9'-0" (TYP.)
- Room 5: 9'-0" (TYP.)
- Room 4: 9'-0" (TYP.)
- Room 3: 9'-0" (TYP.)
- Room 2: 9'-0" (TYP.)
- Room 1: 9'-0" (TYP.)

Other Features:

- OPEN TO BELOW
- 3'-9" (width of ramp)
- 17.2% (slope of ramp)
- 8.3% (slope of ramp)
- 13'-7" (width of corridor)

2ND FLOOR COMMERCIAL SPACE





4TH FLOOR

404

UNIT A
2 BED/ 2 BATH CONDO:
1,322 SF + 104 SF DECK

403

UNIT B
2 BED/ 2 BATH CONDO:
1,322 SF + 104 SF DECK

402

UNIT C
2 BED/ 2 BATH
CONDO:
1,348 SF + 105 SF DECK

405

GARBAGE CHUTE

STAIR
UP

406

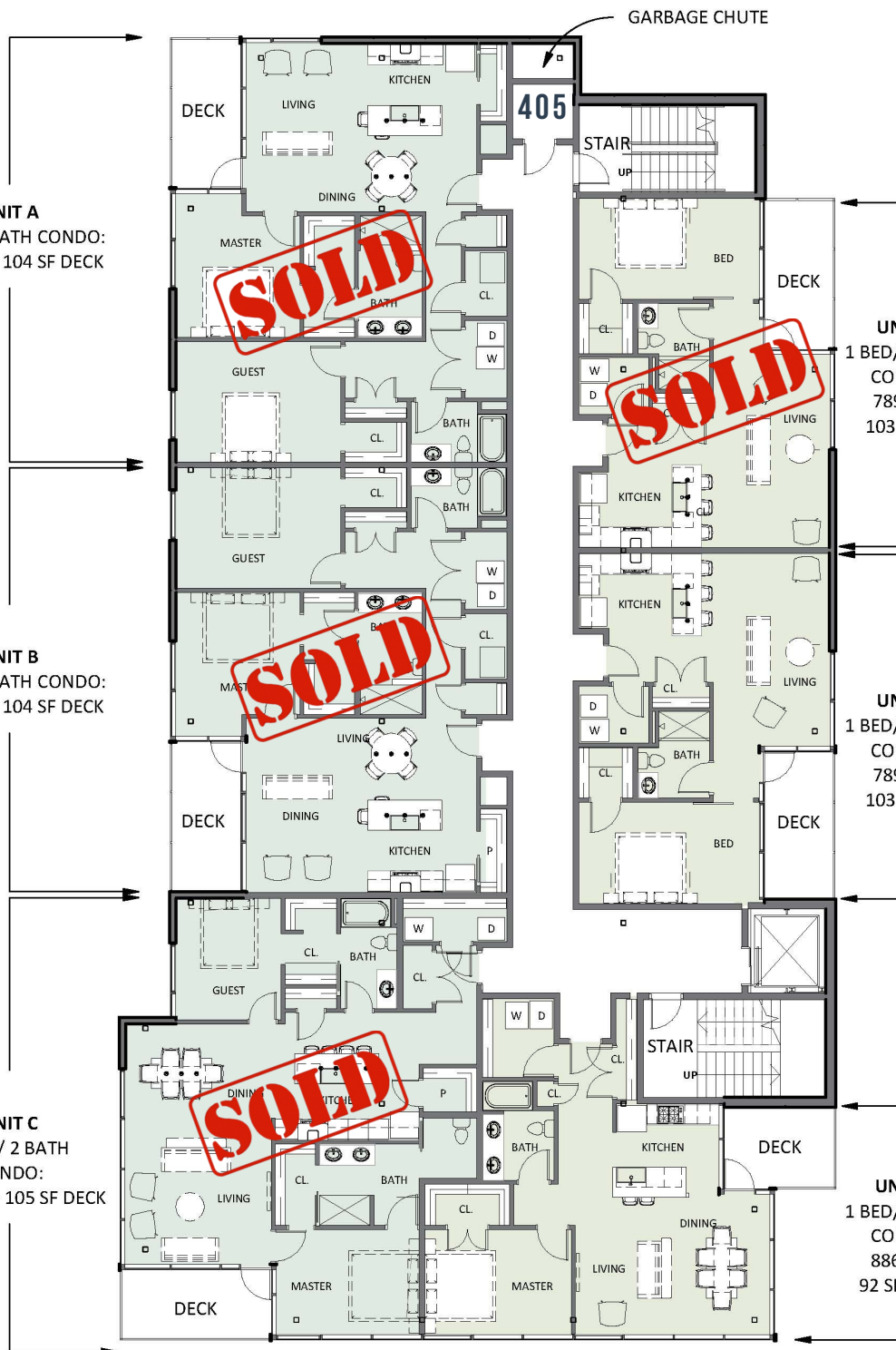
UNIT F
1 BED/ 1 BATH
CONDO:
789 SF +
103 DECK

407

UNIT E
1 BED/ 1 BATH
CONDO:
789 SF +
103 DECK

401

UNIT D
1 BED/ 1 BATH
CONDO:
886 SF +
92 SF DECK



504

UNIT A
2 BED/ 2 BATH CONDO:
1,322 SF + 104 SF DECK

503

UNIT B
2 BED/ 2 BATH CONDO:
1,322 SF + 104 SF DECK

502

UNIT C
2 BED/ 2 BATH
CONDO:
1,348 SF + 105 SF DECK

GARBAGE CHUTE

505

506

UNIT F
1 BED/ 1 BATH
CONDO:
789 SF +
103 DECK

507

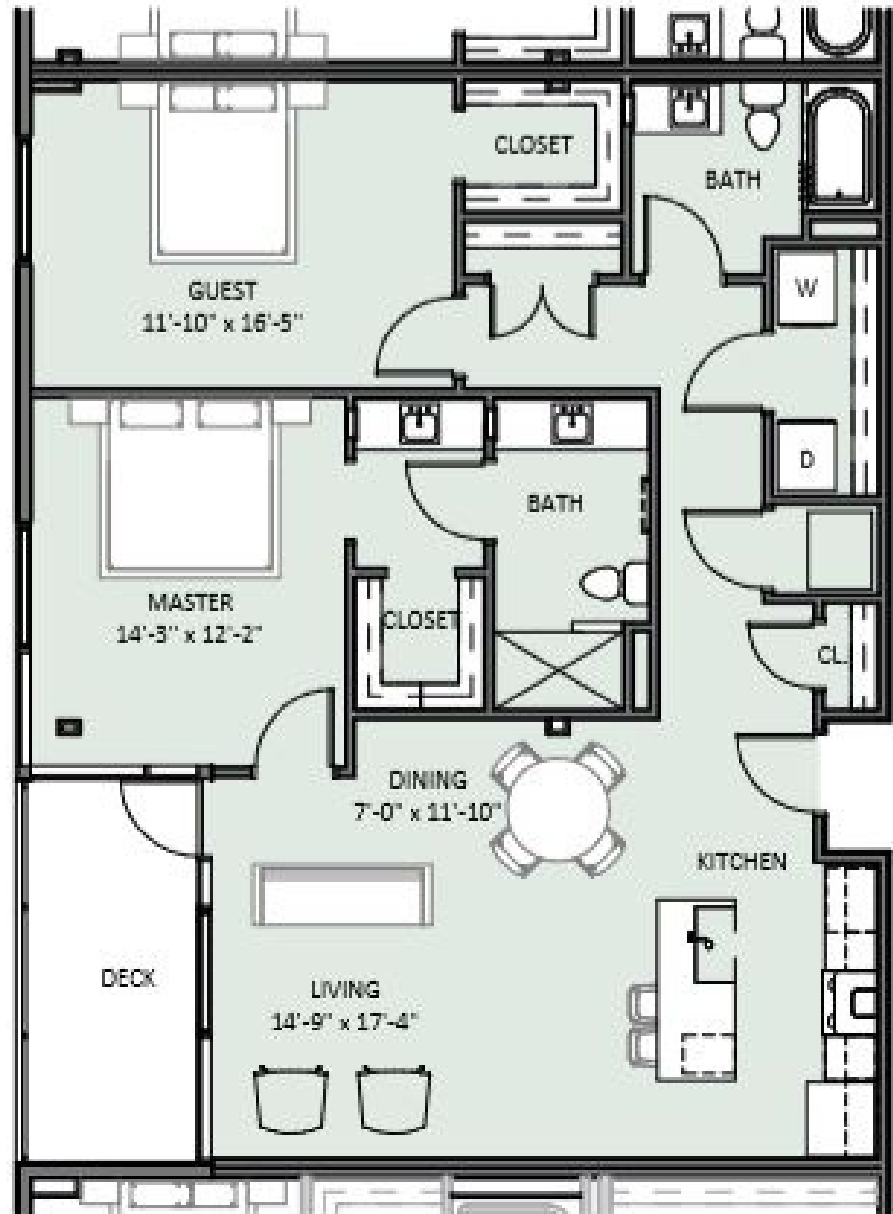
UNIT E
1 BED/ 1 BATH
CONDO:
789 SF +
103 DECK

501

UNIT D
1 BED/ 1 BATH
CONDO:
886 SF +
92 SF DECK

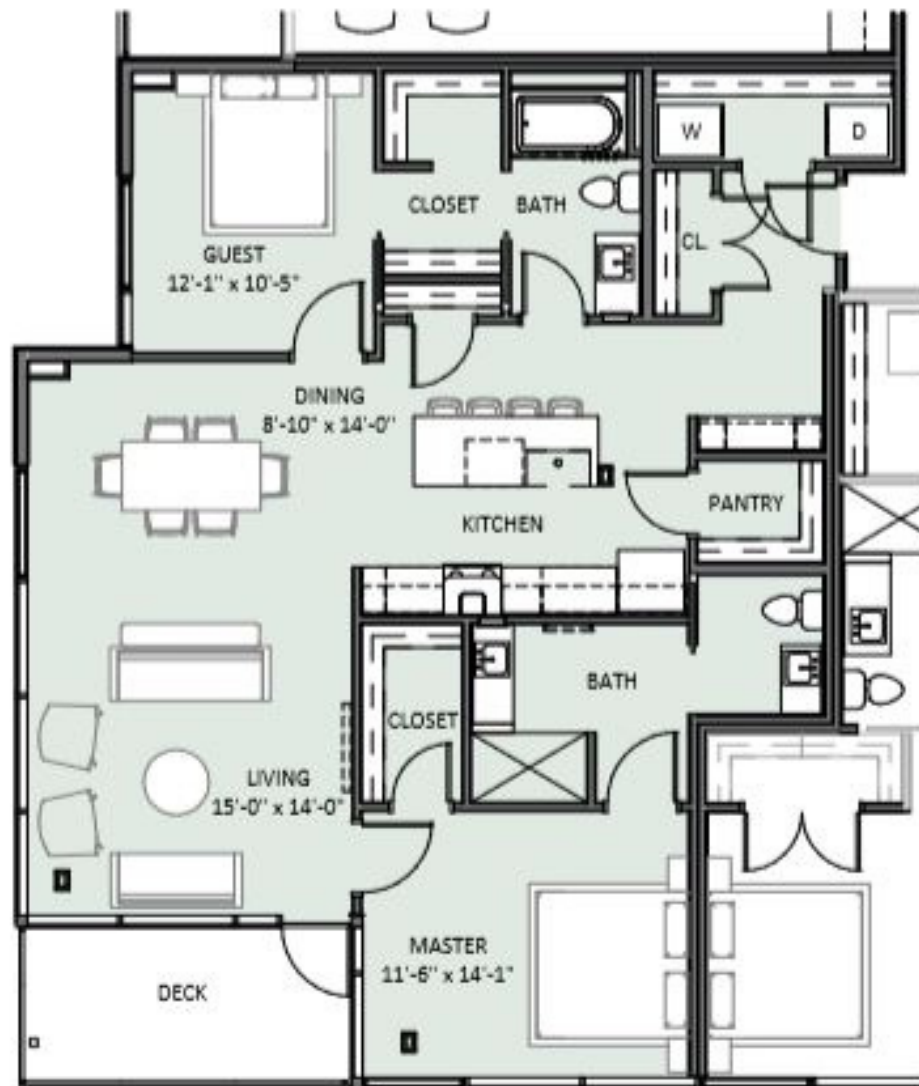
UNITS A & B

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



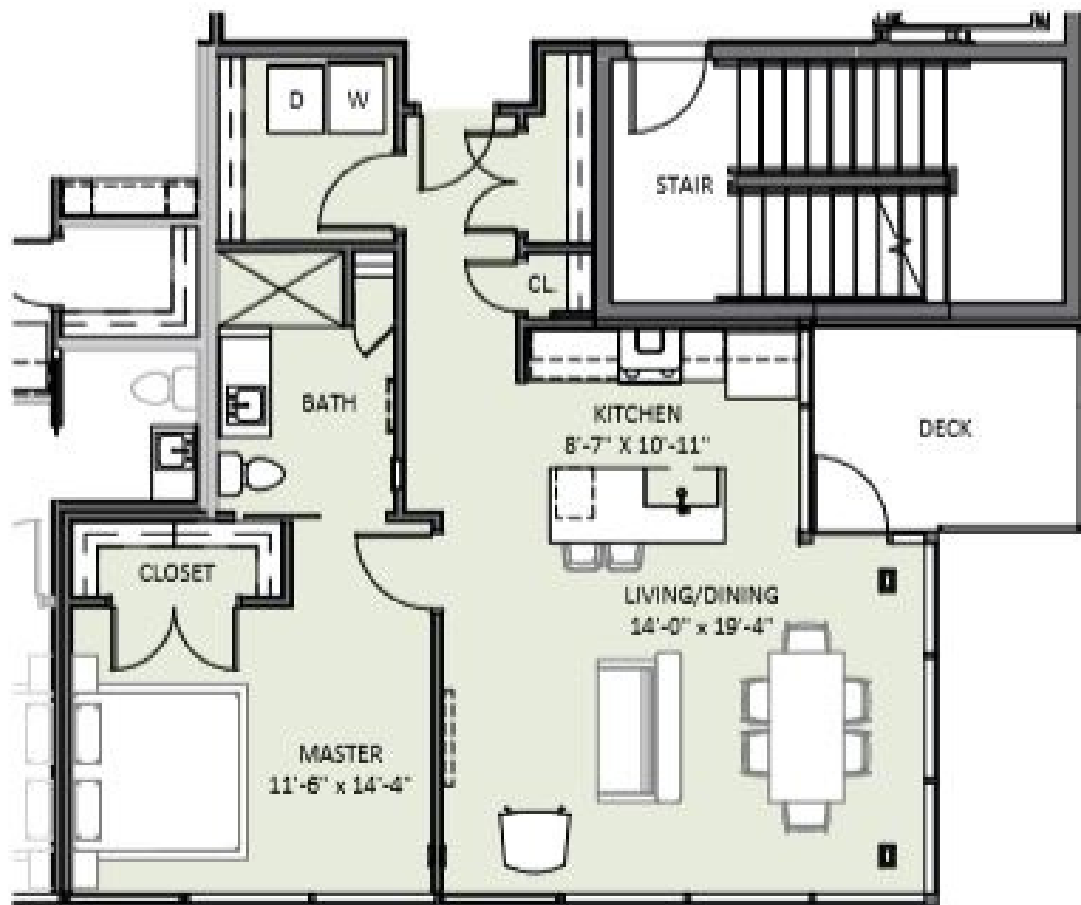
UNIT A & B

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



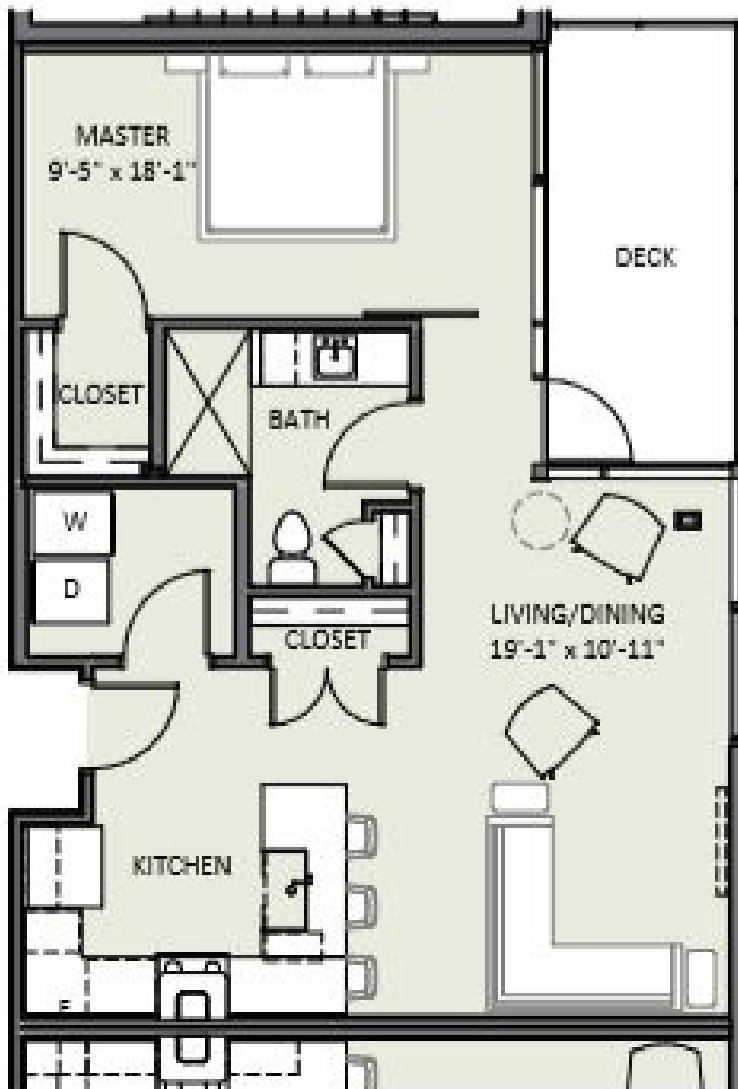
UNIT C

UNIT D



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

UNIT D



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

UNIT E & F

DOWNTOWN GRAND FORKS

SELKIRK ON 4TH



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FOR MORE INFORMATION AND TO
VIEW FLOOR PLANS VISIT

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