

COMMERCIAL BROCHURE DOWNTOWN GRAND FORKS

SELKIRK ON 4TH FOR SALE OR LEASE



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."

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.



INCLUDED

in packet

- Pricing
- Floor Plans
- Parking Plan
- Site Plan
- Location

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

SELKIRK ON 4TH

FOR MORE INFORMATION

KEVIN RITTERMAN | 218.779.8377

DUANE WAGES | 701.330.9632

CURTIS REGAN | 218.289.1987



(701) 772-3101 | www.dakotacommercial.com

COMMERCIAL PRICING FOR SALE OR LEASE

Lease Price

- \$15/SF NNN
- Tenant Improvements Negotiable

Landlord will provide a vanilla shell space consisting of:

- Sheetrocked and insulated demising walls, ready for tape, texture and paint
- 120-amp electrical panel
- HVAC unit
- Concrete floor
- Common restrooms

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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



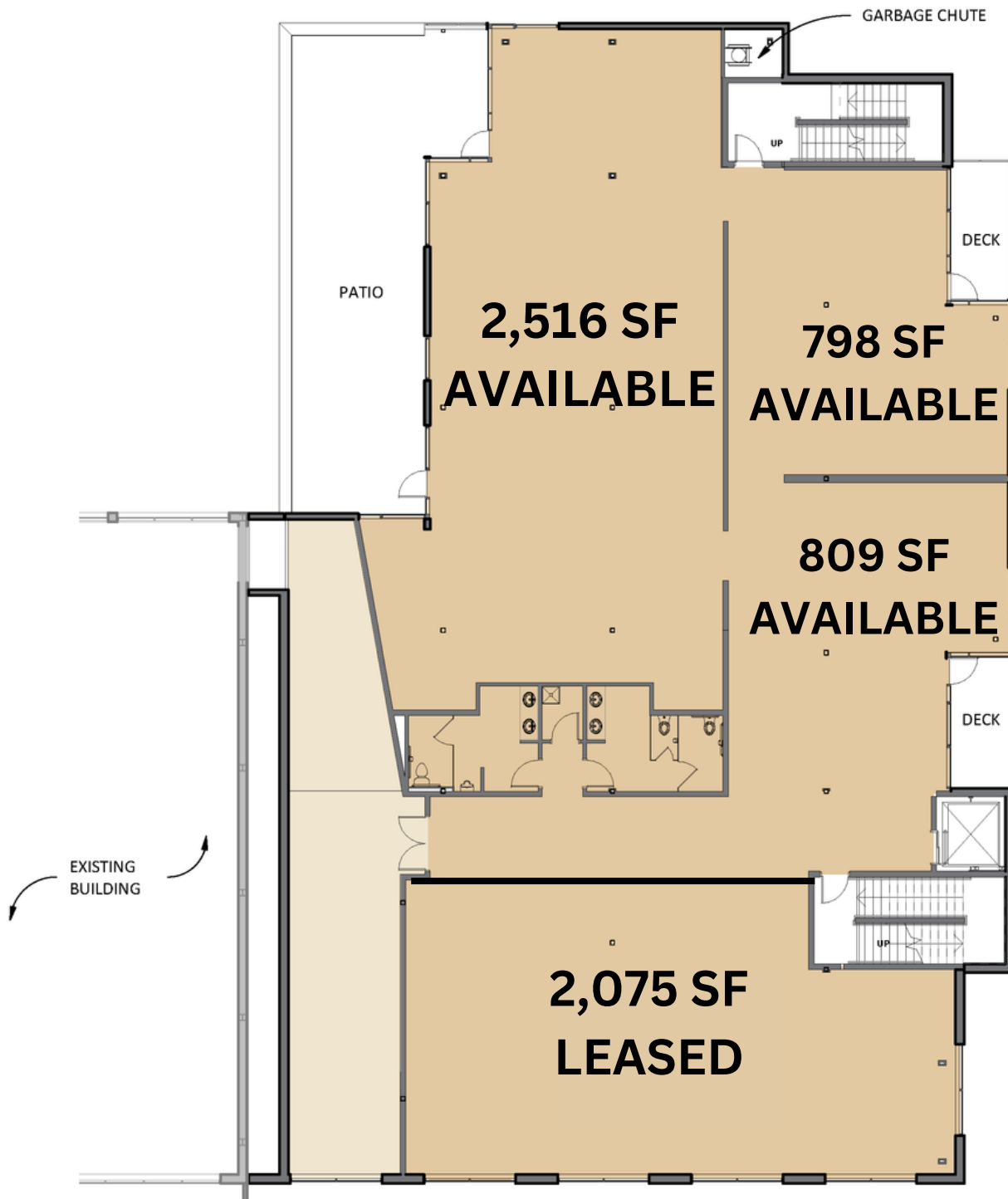
SELKIRK ON 4TH

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SECOND FLOOR COMMERCIAL SPACE



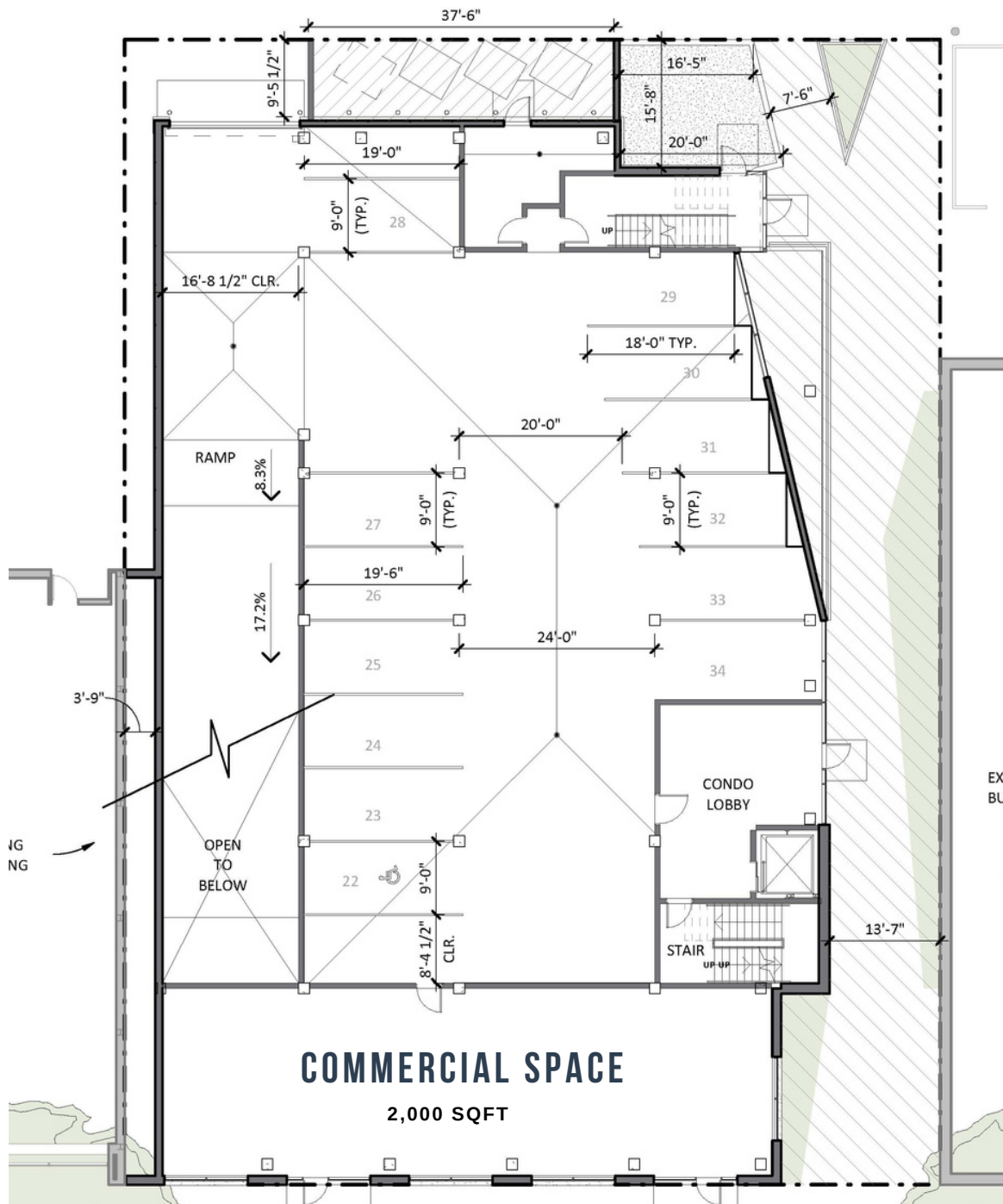
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MAIN LEVEL PARKING & COMMERCIAL SPACE



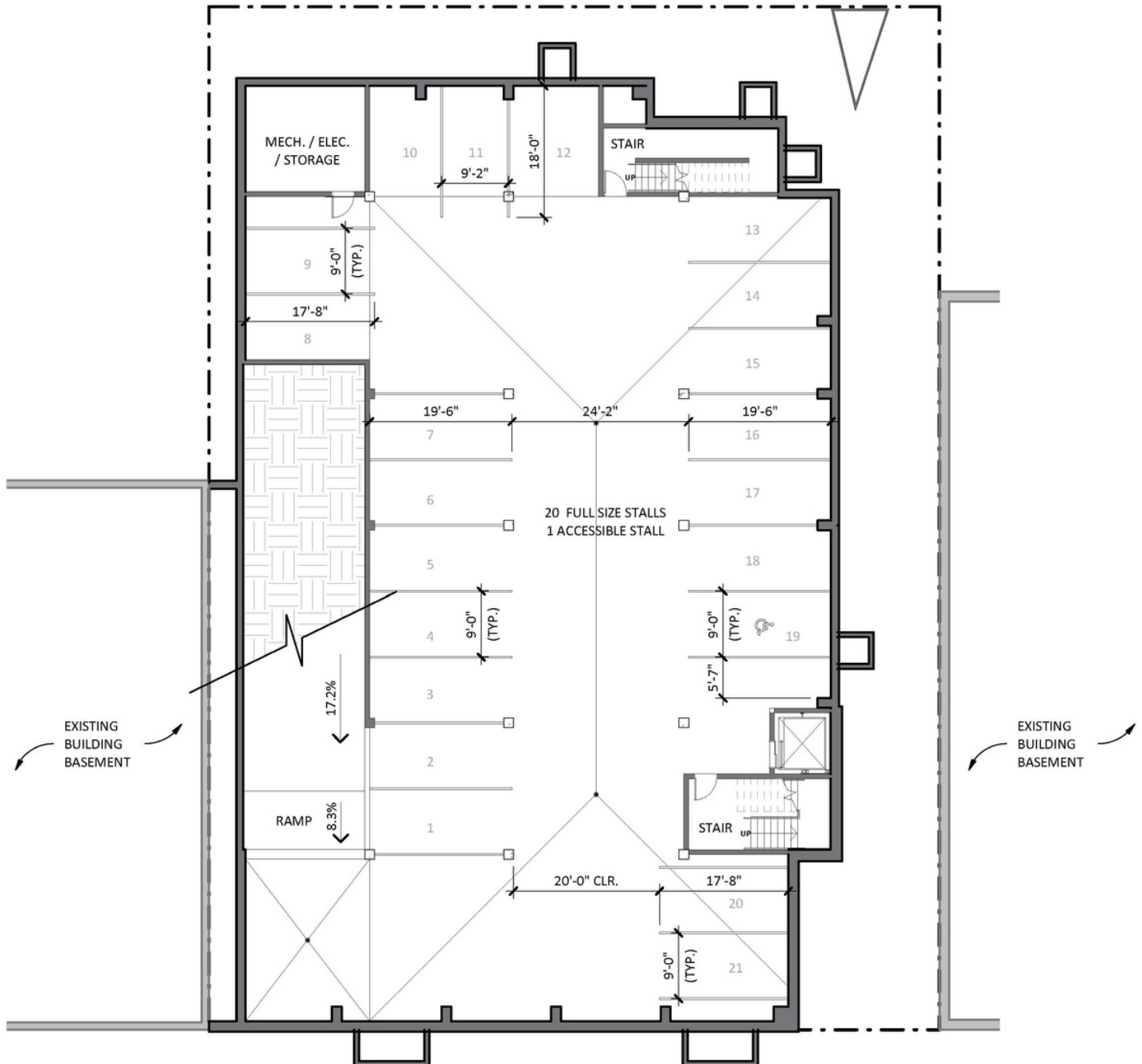
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Alley



4th Street

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