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COMMERCIAL

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FOR SALE

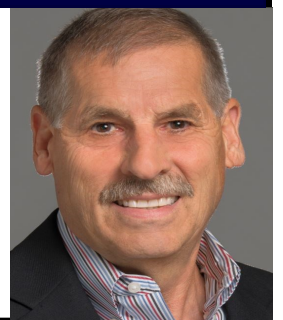
1322 S 12th Ave Grand Forks, ND 58201



This 15,588 building provides office, showroom and warehouse space!

OFFERED FOR SALE - \$1,249,900
Base Lease Rate- \$7.25/sq. ft.

Neal Beitelspacher
701-429-3132
neal@dakotacommercial.com
www.beitelspacherrealestate.com



The property adjoining the subject property is For Sale from another Property Owner!



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Warehouse



Warehouse bay is Heated with a small office & 20 ft sidewalls!



Warehouse Overhead doors
Warehouse bay has Radiant heat

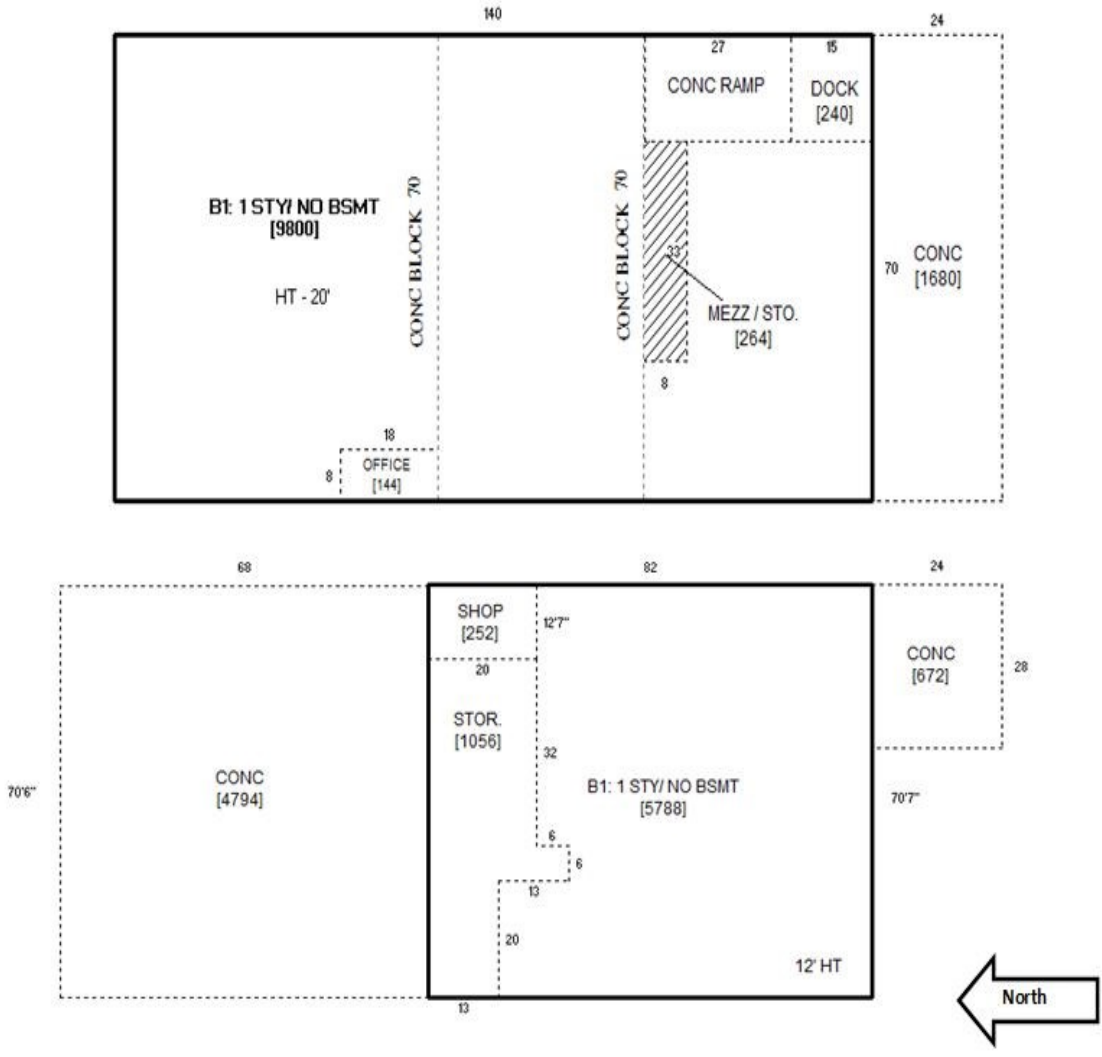




Office space - All fireplaces will be removed!
Nearby businesses shown below!



Building dimensions



PROPERTY SUMMARY

TYPE: Commercial office/showroom & warehouse Real Property "Only"

Address: **1322 S 12th Ave S**

City: Grand Forks, ND 58201

Parcel #: 44-3203-00177-000 & 44-3203-00178-000

Zoning: **General Business District**

Building Size: **15,588 sq. ft.**
(4,559 sq. ft. office and 11,029 sq. ft. warehouse space)
(4) overhead doors and (1) dock door

Listing Price: **\$1,249,900**

Lease Rate: **\$7.25 sq. ft. triple net lease**

Taxes: \$12,884.97 for 2023

Specials Installment: \$166.44

Specials Outstanding: \$529.00 - (\$12,887.76 Pending)

Year Built: **1962 & 1975 Addition**

Land Size: **22,500 sq. ft.**

Parking: Onsite parking spaces

Comments: Excellent location, buildings show well and have been updated throughout the years. Overhead doors (3) 12' x 14', (1) 12' x 16', dock door is 8' x 9'. Great space for any contractor or business looking for office and onsite warehouse space. Business at this location is not for sale. Office building has 12' sidewalls and warehouse has 20' sidewalls. Parking available for 25 vehicles plus available on street parking.

Seller Disclosure: The premises are offered for sale without warranty or representation by the Seller of any kind or nature; and Buyer is purchasing the real property and premises in an AS-IS, WHERE-AS, WITH-ALL-FAULTS-AND-VIRTUES.

Aerial map of subject property location



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