



STARTING AT  
**\$469,000**

Experience a contemporary space with sleek designs and modern amenities. This up-and-coming, prime location in South Grand Forks offers easy access to major roads including 32nd Ave and I-29. Great fit for businesses, storage, toy shops & more. Don't miss out on this extraordinary chance to establish your business in Grand Forks's growing landscape! Available June 2024.



4500 36th Ave S.  
Grand Forks, ND 58201

# Modern Shop Condos FOR SALE

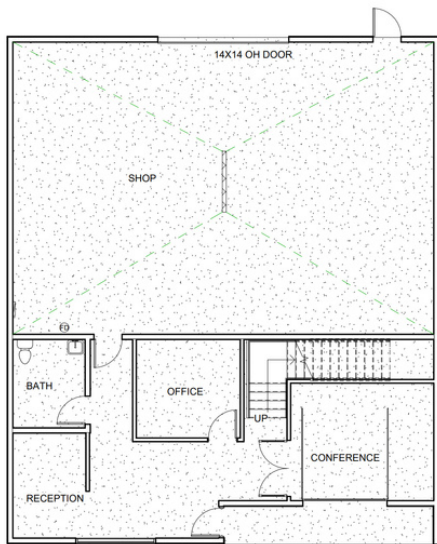
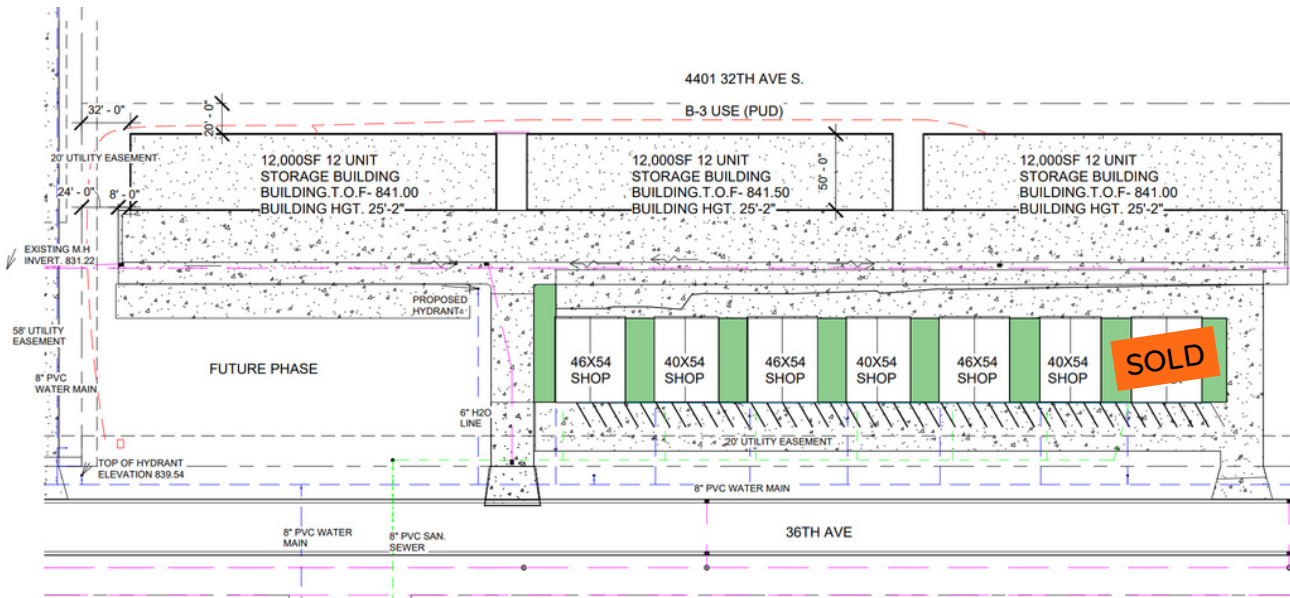


## Property Features

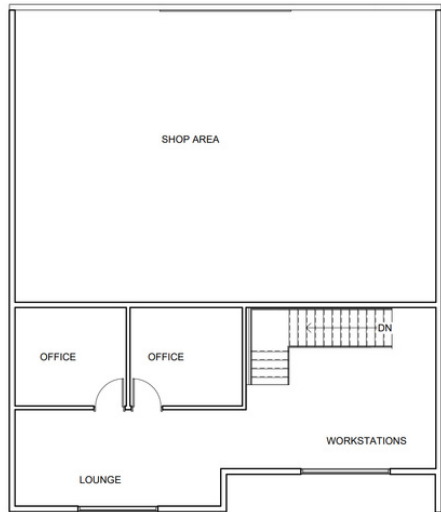
- 46'x54' & 40'x54' building sizes
- 6 Buildings available
- Build out prices available upon request
- Large open space, bathroom, offices, 2 garage doors
- Leasing options available

*Chelsie Kuhn*  
REAL ESTATE





① 46x50 W/ Office  
1/8" = 1'-0"



② 46x50 Second Floor W/ Office  
1/8" = 1'-0"

\*\*\*Customized Design Options Available

Chelsie Kuhn  
REAL ESTATE

