



# MODERN OFFICE SHOP CONDO

4500 36th Ave S. Grand Forks, ND 58201

FOR LEASE **\$2,650 / month**

FOR SALE **\$469,000**

SIZE 46x54 / 2,484 Sq Ft.

## SALE / LEASE OVERVIEW

Contemporary shop condo in a prime, up-and-coming South Grand Forks location. This modern space features sleek design and flexible use—ideal for businesses, storage, or toy shops. Easy access to 32nd Ave and I-29. Customize your build-out to fit your needs—pricing available upon request. Lease-to-own options available!

Lease Option: CAM fee is \$4.00 a sq ft which equates to \$828 / month. CAM or “Common Area Maintenance” includes Snow, Lawn, Parking Lot Maintenance, Dumpster/Garbage fees and Taxes and Insurance.

For Sale Option: HOA fees TBD.



**CONTACT ME**

CHELSIE KUHN

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US Foods

32nd Ave S.

Flying J Truckstop

Mega MAK Storage

36th Ave S.

# MODERN OFFICE SHOP CONDOS

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Grand Forks, ND 58201

## DELIVERABLE CONDITIONS

### Interior:

- Underground will be stubbed up, concrete floor included but not laid right away to allow for fix-ups.
- One Bathroom included
- Unit Heater: No A/C or Furnace included
- Ceiling: Liner Panel
- 18' Walls: Studs (Can add either liner panel or sheet rock)
- Includes per code ceiling lights and outlets

### Exterior:

- Shell: Outside finished and complete
- Gutters: On the East and West sides
- (2) Garage Doors (front and back)
- Front Entry Door

\*\*\* Tenant is responsible for any additional build-out costs.

Chelsie Kuhn  
REAL ESTATE

# INTERIOR EXAMPLES

