

GATEWAY DRIVE SHOPS

3120/3190 GATEWAY DR, GRAND FORKS, ND 58203


GOLDMARK™
COMMERCIAL REAL ESTATE INC



FOR SALE OR LEASE

NEWER SHOP CONDOS FOR SALE OR LEASE

Lease Rate: \$13.50 PSF NNN

Sale Price: \$290,000

Size: 2,000 SF

Paul Campbell | Andrew Hanson

701.893.2826 | 701.239.5854

paul.campbell@goldmark.com | andrew.hanson@goldmark.com

www.goldmarkcommercial.com

GATEWAY DRIVE SHOPS

3120/3190 GATEWAY DR, GRAND FORKS, ND 58203



SIZE

2,000 SF

BASE RENT

\$13.50 NNN

SALE PRICE

\$290,000

YEAR BUILT

2022

TENANT EXPENSES

All utilities
Phone/Internet
Janitorial

NEIGHBORS

O'Reilly Auto Parts
Carpet Garage
Divion 17 Electric
Cole's Detailing
Service Pros
Grand Forks Exteriors
Red Hydrant Dog Boarding

PROPERTY DESCRIPTION:

Newer shop bays on Gateway Drive in Grand Forks are now for sale or lease! With easy access to I-29 and Columbia Road, this is a great location for your business. Each unit comes with heat/AC, overhead door, floor drain, restroom, and utility sink or hookup.

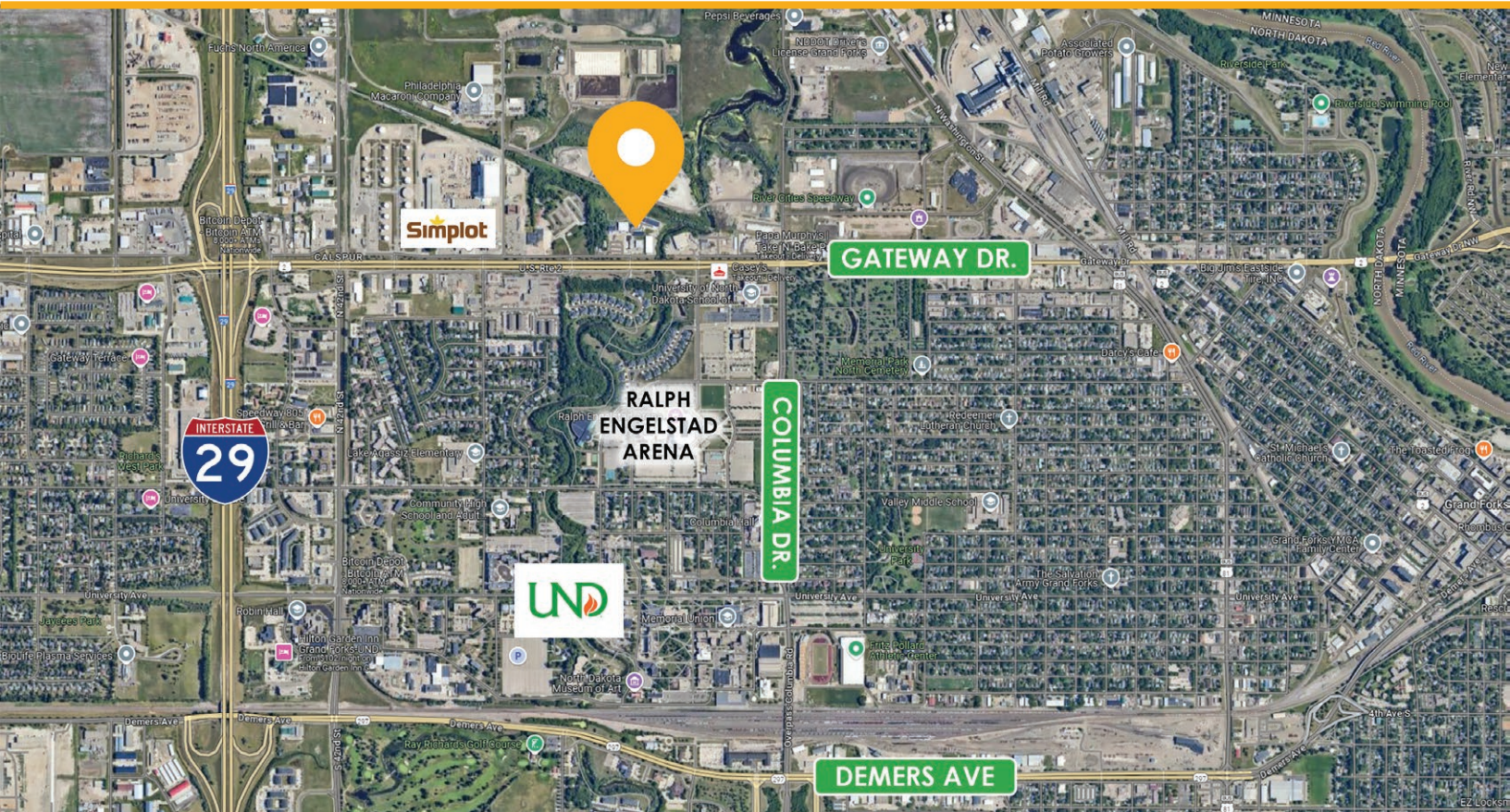
UNITS AVAILABLE:

- 3120 Gateway Dr, Unit B (Parcel #44-2513-00001-010)
- 3120 Gateway Dr, Unit C (Parcel #44-2513-00001-018)
- 3190 Gateway Dr, Unit B (Parcel #44-2513-00001-027)

AREA LANDMARKS:

- University of North Dakota
- Ralph Engelstad Arena
- Simplot
- Happy Harry's Bottle Shop

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



GATEWAY DRIVE SHOPS

3120/3190 GATEWAY DR, GRAND FORKS, ND 58203

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

AERIAL VIEW



— — — — — GATEWAY DRIVE — — — — —

GATEWAY DRIVE SHOPS

3120/3190 GATEWAY DR, GRAND FORKS, ND 58203



INTERIOR PHOTOS



EXTERIOR PHOTOS



3190 B



3120 C



3120 B