

# ANCHORAGE RECOVERY PROPERTY

3027 FRONTAGE RD S, MOORHEAD, MN 56560

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



**100% LEASED INVESTMENT PROPERTY**

PRICE: \$3,195,000

BUILDING SIZE: 37,543 SF

LOT SIZE: 1.69 Acres

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

# ANCHORAGE RECOVERY PROPERTY

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## PRICE

\$3,195,000

## 2024 NOI

\$284,840.09

## CAP RATE

8.92%

## BUILDING SIZE

37,543 SF

## LOT SIZE

1.69 Acres

## PARCEL NUMBER

58.140.0045

## YEAR BUILT

1998

## ZONING

Regional Commercial

## 2025 TAXES

\$44,702.00

## PROPERTY DESCRIPTION:

This is a unique opportunity to purchase a single-tenant investment property in Moorhead, MN. Located along the heavily trafficked Highway 10, this former hotel property has numerous desirable neighbors including Target, Walmart, McDonald's, and Starbucks.

The building was built in 1998 and had upgrades as recently as 2022. The tenant, Anchorage Recovery, is a residential treatment program that provides integrated substance use and mental health services for adults whose lease expires in March 2029.

## PROPERTY FEATURES AND RECENT UPGRADES:

- 64 bedrooms
- Adequate parking
- Large pylon signage visible from Highway 10
- Swimming pool
- Commercial kitchen with new appliances
- Security cameras throughout
- Medical dispensary
- Privacy fence
- Conference rooms
- Updated flooring in areas
- Multiple laundry rooms
- Updated AC/heating units

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.

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EXTERIOR/INTERIOR PHOTOS

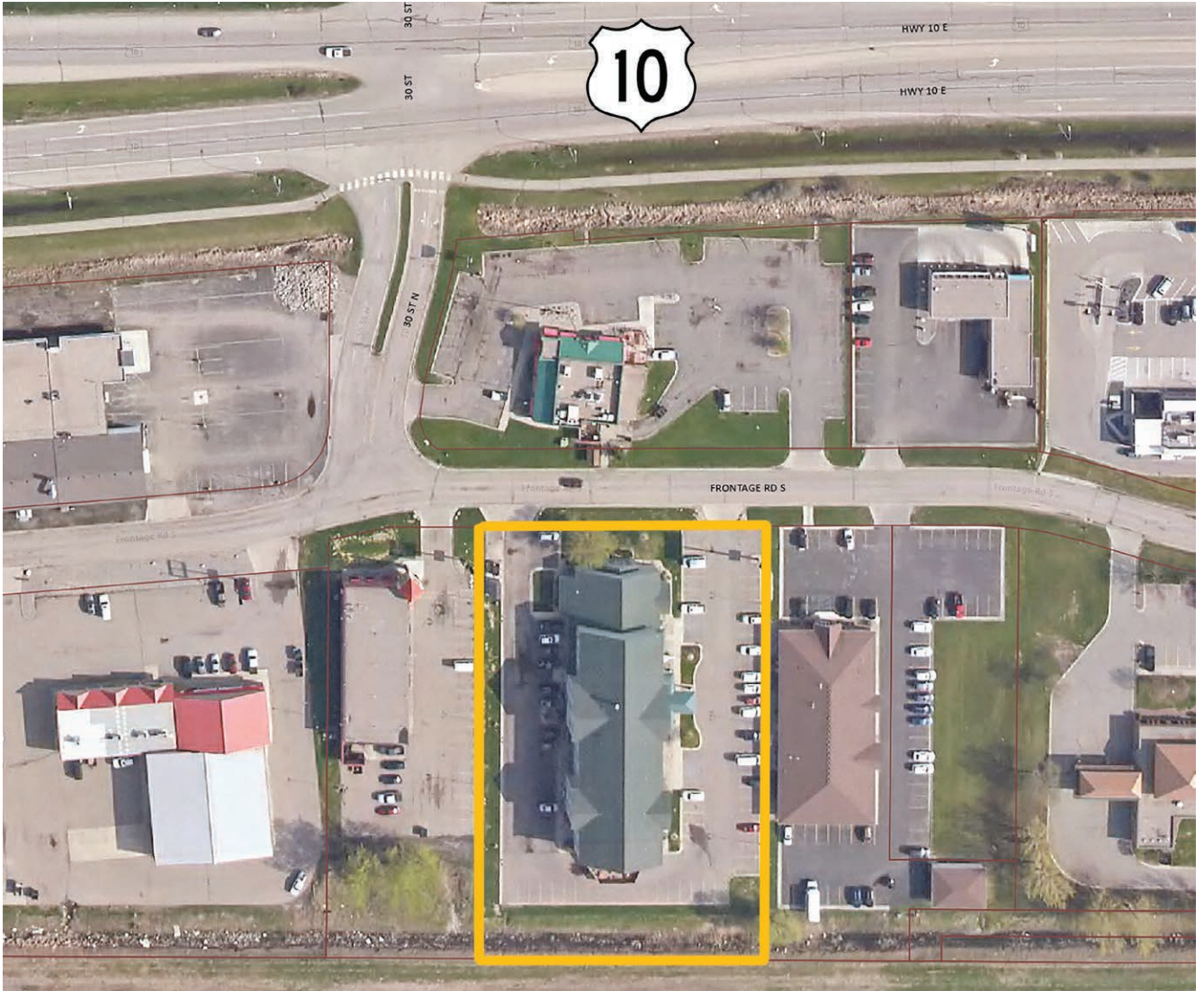


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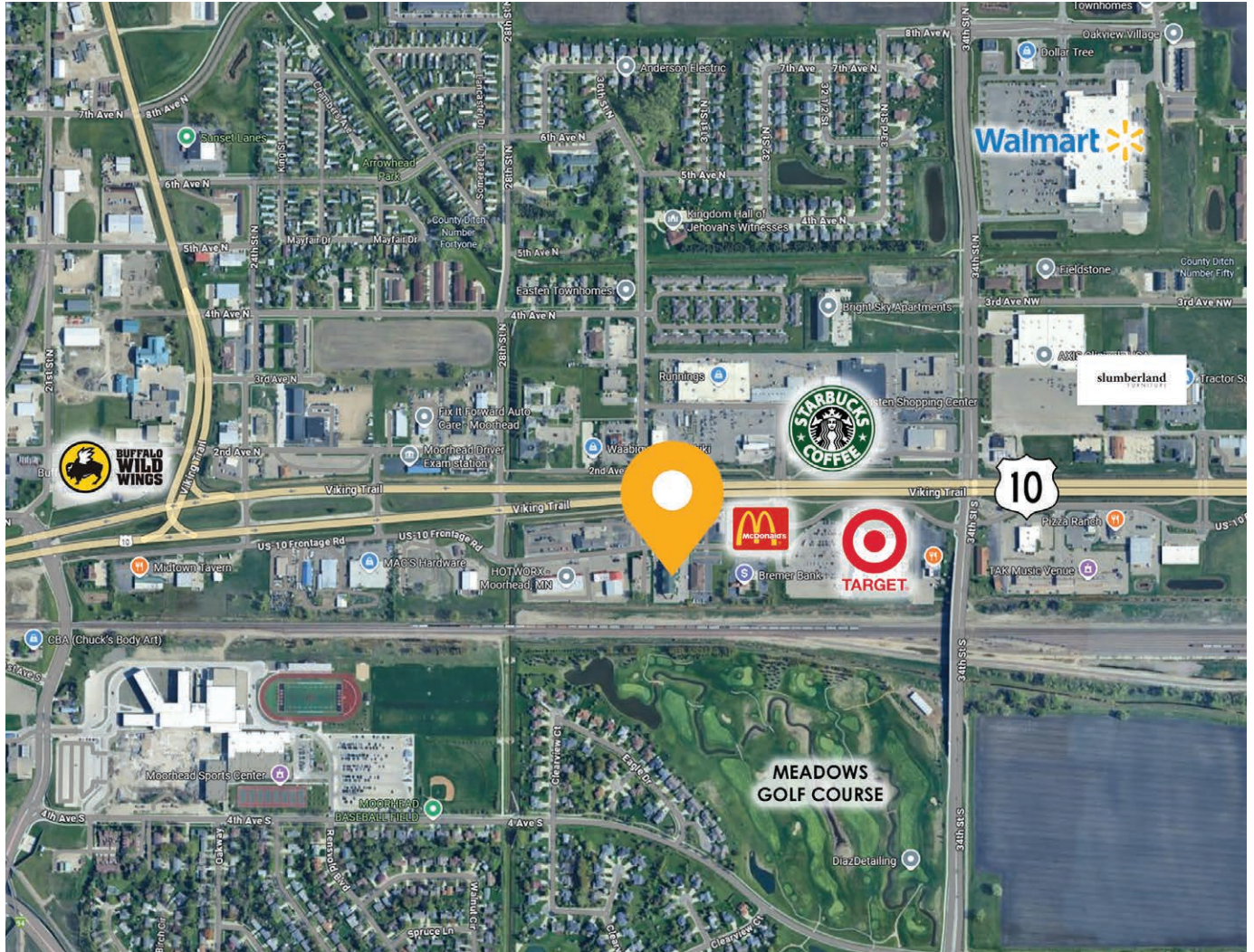
PARCEL MAP



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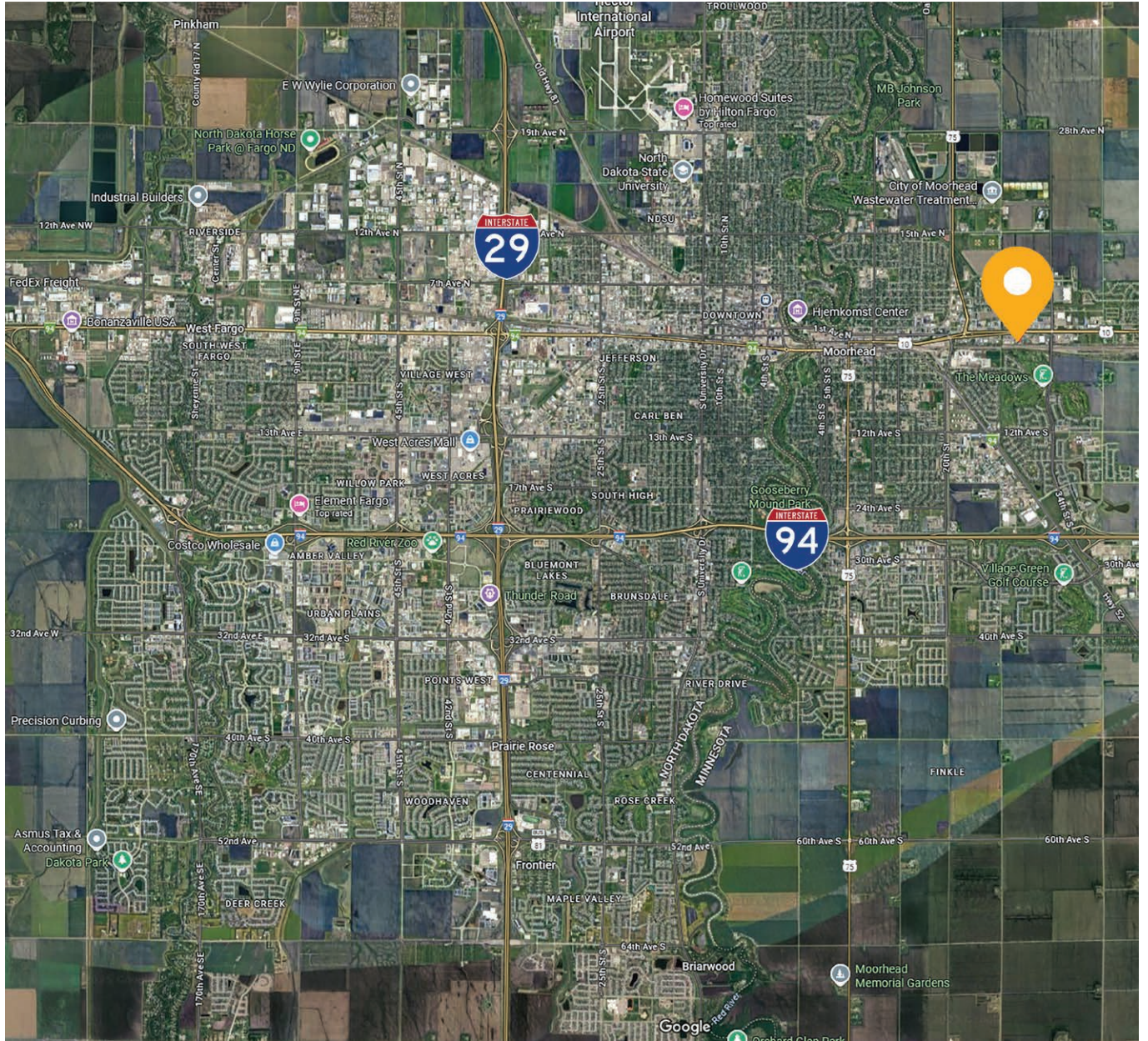
AREA MAP



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METRO MAP



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DEMOGRAPHICS

## 1-MILE RADIUS

### KEY FACTS



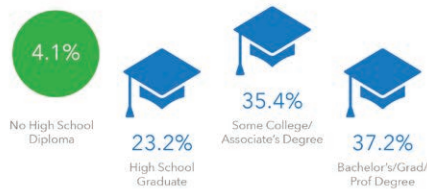
### BUSINESS



### INCOME



### EDUCATION



### EMPLOYMENT



2025 Households by income (Esri)  
The largest group: \$100,000 - \$149,999 (17.2%)  
The smallest group: <\$15,000 (5.2%)

Indicator ▲	Value	Diff
<\$15,000	5.2%	-2.9%
\$15,000 - \$24,999	8.2%	+1.5%
\$25,000 - \$34,999	12.5%	+5.1%
\$35,000 - \$49,999	10.3%	+0.2%
\$50,000 - \$74,999	16.0%	-1.9%
\$75,000 - \$99,999	12.0%	-0.4%
\$100,000 - \$149,999	17.2%	-1.6%
\$150,000 - \$199,999	13.2%	-2.2%
\$200,000+	5.5%	-2.1%

Bars show deviation from Clay County

## 3-MILE RADIUS

### KEY FACTS



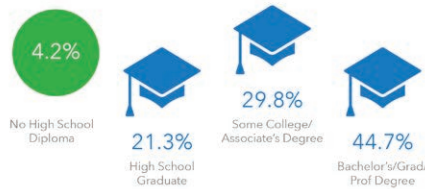
### BUSINESS



### INCOME



### EDUCATION



### EMPLOYMENT



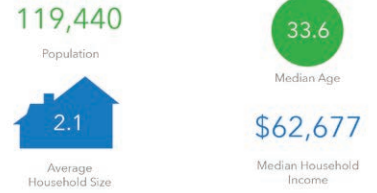
2025 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (17.8%)  
The smallest group: \$200,000+ (6.5%)

Indicator ▲	Value	Diff
<\$15,000	10.2%	+2.1%
\$15,000 - \$24,999	7.9%	+1.2%
\$25,000 - \$34,999	8.6%	+1.2%
\$35,000 - \$49,999	12.0%	+1.9%
\$50,000 - \$74,999	17.8%	-0.1%
\$75,000 - \$99,999	12.3%	-0.1%
\$100,000 - \$149,999	15.9%	-2.9%
\$150,000 - \$199,999	8.9%	-2.1%
\$200,000+	6.5%	-1.1%

Bars show deviation from Clay County

## 5-MILE RADIUS

### KEY FACTS



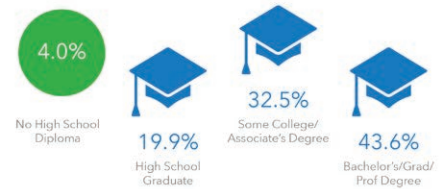
### BUSINESS



### INCOME



### EDUCATION



### EMPLOYMENT



2025 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (18.4%)  
The smallest group: \$200,000+ (7.1%)

Indicator ▲	Value	Diff
<\$15,000	8.4%	+0.3%
\$15,000 - \$24,999	8.7%	+2.0%
\$25,000 - \$34,999	9.0%	+1.6%
\$35,000 - \$49,999	12.4%	+2.3%
\$50,000 - \$74,999	18.4%	+0.5%
\$75,000 - \$99,999	11.9%	-0.5%
\$100,000 - \$149,999	16.2%	-2.6%
\$150,000 - \$199,999	7.9%	-3.1%
\$200,000+	7.1%	-0.5%

Bars show deviation from Clay County