

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

Paul Campbell | 701.893.2826

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Goldmark Commercial Real Estate

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

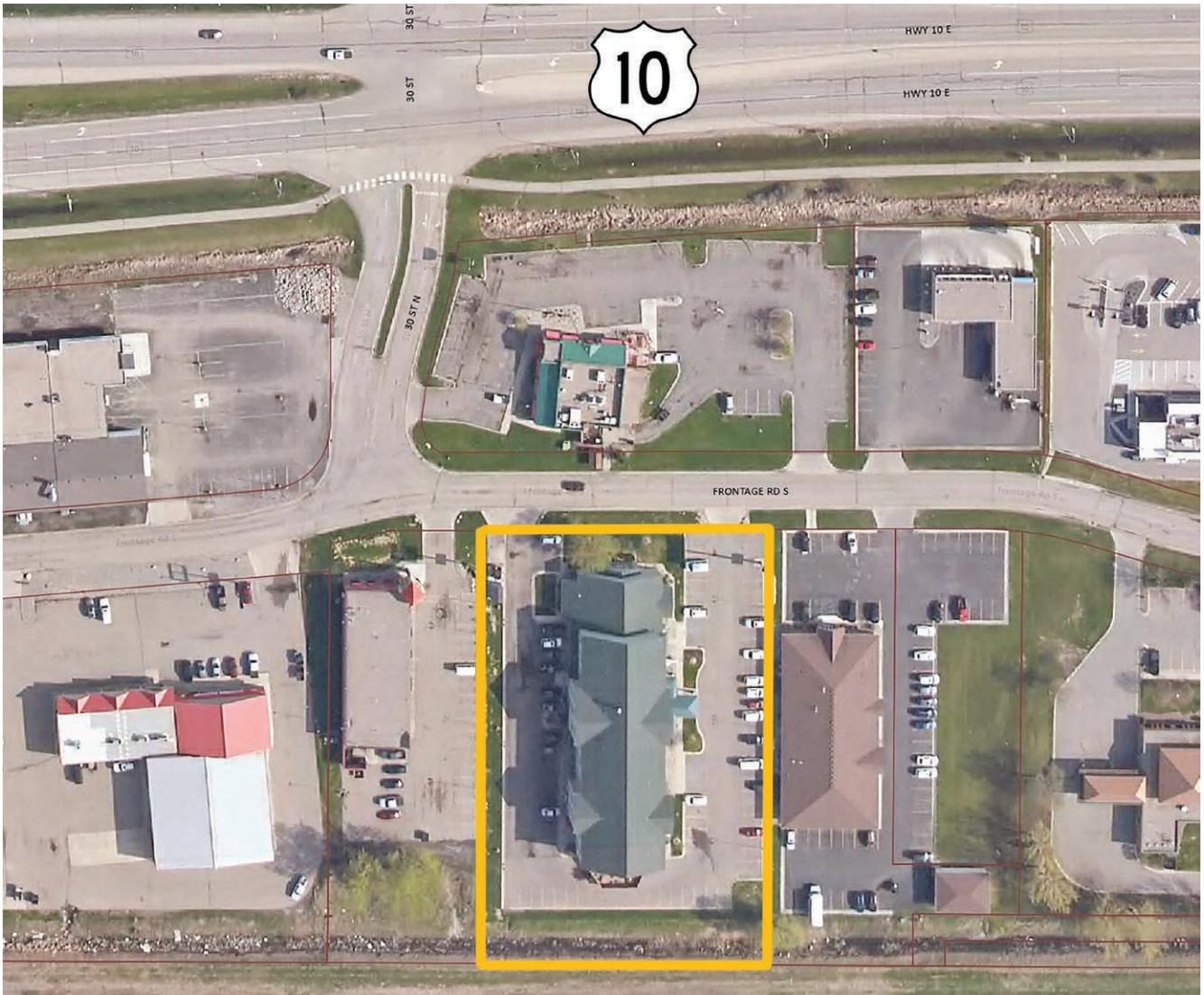


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PARCEL MAP

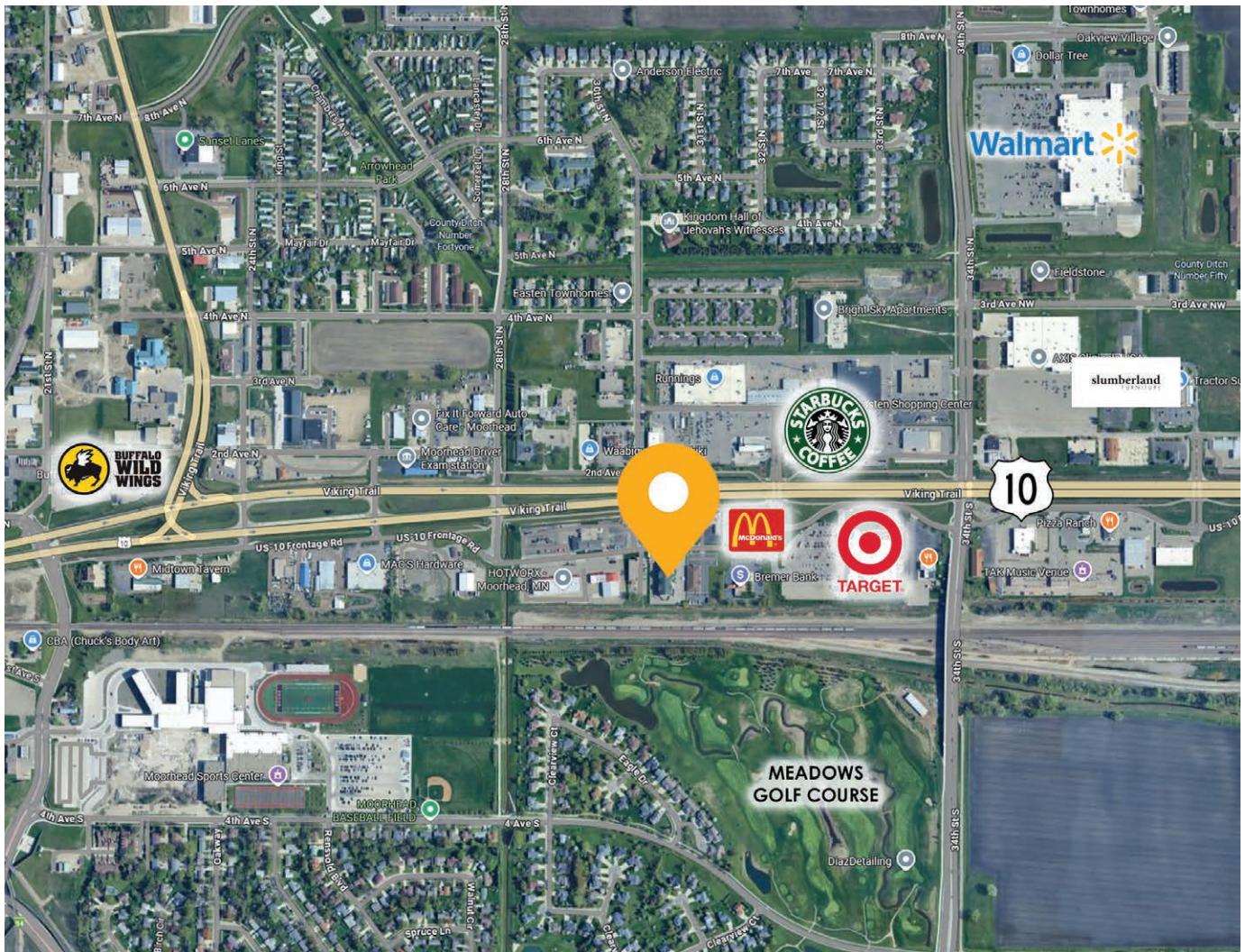


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AREA MAP



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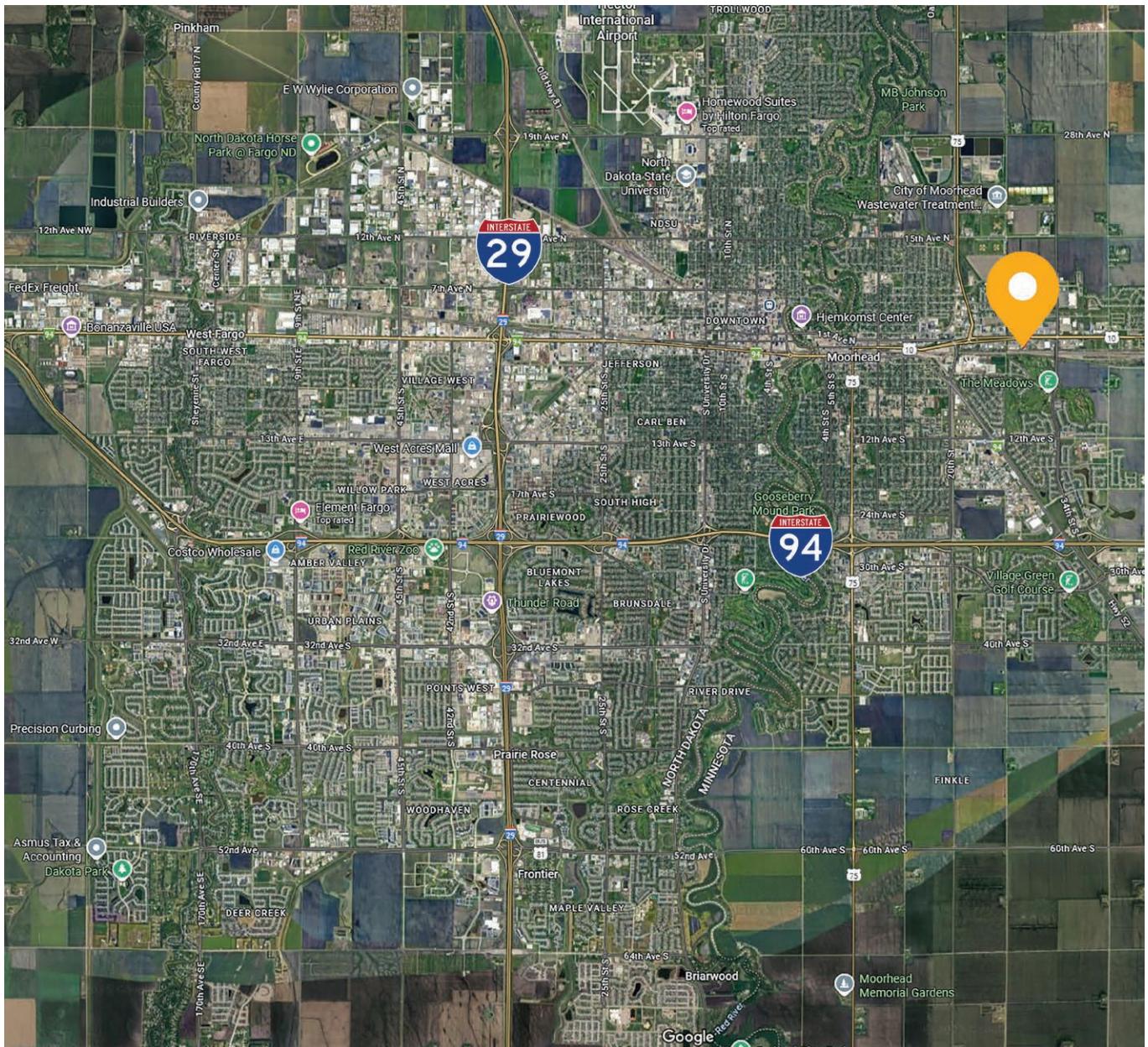
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METRO MAP



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DEMOGRAPHICS

