

FOR SALE

Shop Office and Land

1712 17th Ave N Wahpeton ND, 58075
MLS #23-477, 23-478, 23-479



ABOUT THE PROPERTY

Great visibility building located on the 210 bypass in Wahpeton. The building is 5,200 total square feet, with approximately 3,060 square feet of heated shop space and 2,140 square feet of office space. Additional 1,500 square feet of Mezzanine above the office area. The property has ample yard space for exterior storage. Shop space has 16 ft side walls with two 14' x 14' overhead doors and one 8' x 10' overhead door.



PROPERTY RESOURCES GROUP

4609 33rd Ave S. Suite 400,
Fargo, ND 58104

JUSTIN GUSTOFSON, CCIM
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701.499.3875
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www.PropertyResourcesGroup.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



Lot Size:
7.38 Acres

Sale Price
\$1,470,000



Building Size:
5,200 SF

Shop Space:
3,060 SF (60'x51')

Office Space:
2,140 SF
(Plus Second Floor Mezzanine)

Lot Size (Both Parcels):
4.72 Acres

Sale Price (Building and Land):
\$890,000



Lot Size:
2.66 Acres

Sale Price:
\$580,000



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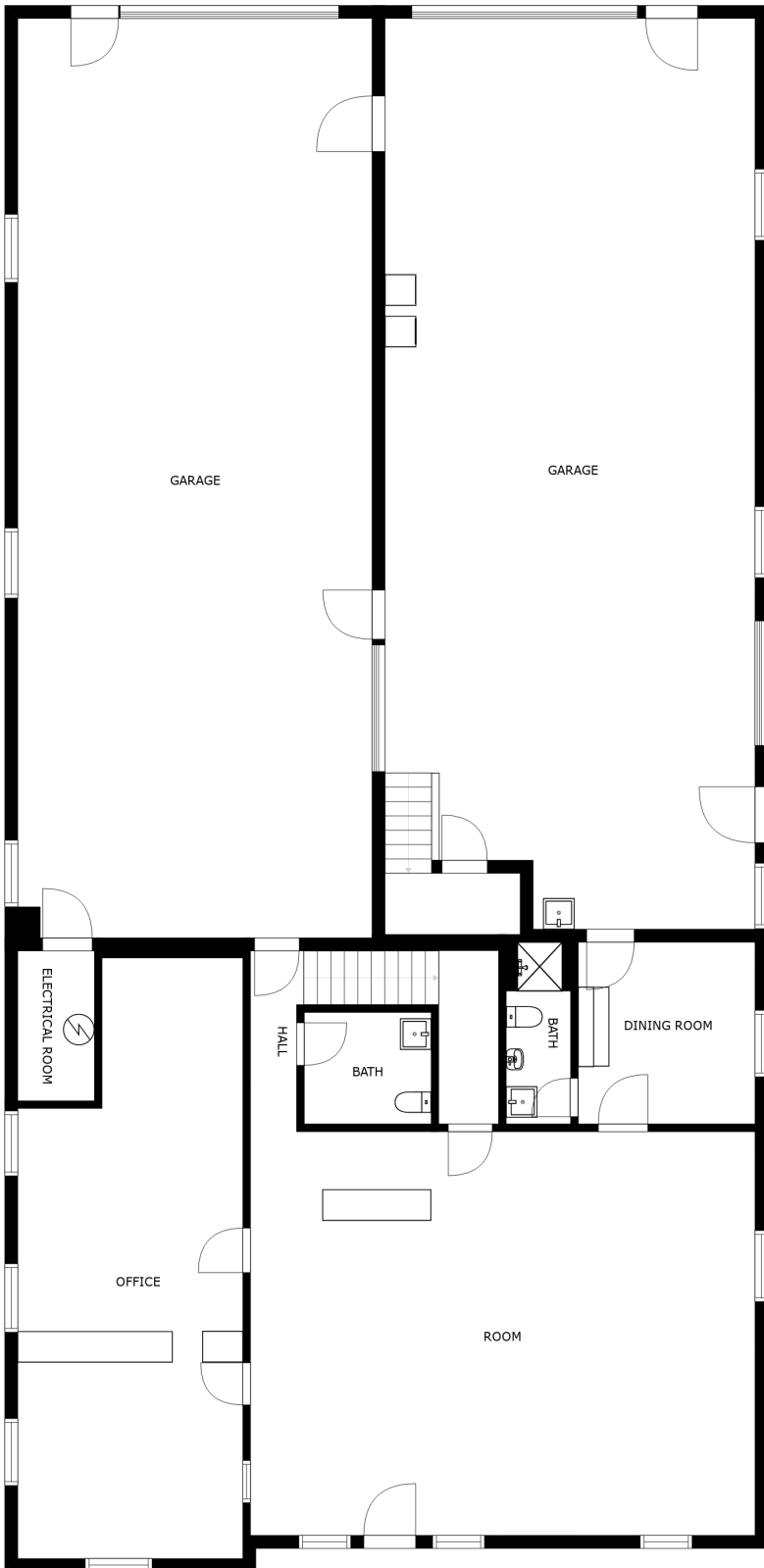
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