

## INVESTMENT OPPORTUNITY

# Shop Condos and Land

2721, 2731, and 2741 20th Ave S, Moorhead, MN 56560

MLS #23-672



## ABOUT THE PROPERTY

### PROPERTY DESCRIPTION:

Two 9,750 SF shop condos constructed by Morton Buildings for sale in Moorhead, MN. The property is valued at a proforma 7% CAP rate in the sales price.

Available land on the south side offers space for two additional 9,750 SF building sites with utility infrastructure, storm water retention already in place. Valued at \$350,000.00.

\*Potential city incentives available for construction of additional buildings.

**PURCHASE PRICE:** \$2,950,000.00

<b>BUILDING/SITE:</b>	<b>2721</b>	<b>2731</b>	<b>2741</b>
<b>2023 TAXES:</b>	\$14,368.00	\$2,918.00	\$15,046.00
<b>YEAR BUILT:</b>	2019	N/A	2019
<b>TENANTS:</b>	Unit F: Vacant (20% of Building #2721) Oak Hills Machinery (Occupies 20% of Building #2721) Lease Expires: 3/31/30 Units H-I: Vacant (40% of Building #2721) Unit J: Schmitt Music (20% of Building #2721)	N/A	Bobcat Doosan (Occupies 100% of Building #2741) Lease Expires: 12/31/27



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

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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.





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