

# THUNDER ROAD SHOPS

2955 THUNDER ROAD, FARGO, ND 58104

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



**SOUTH FARGO SHOP CONDOS - LARGE LOTS!**

2,400 - 3,840 SF Shops

Lots ranging from 6,050-22,500+ SF

Prices from \$419,000 - \$799,000

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## PRICING

Starting at \$419,000

## LOCATION

1 block west of I-29/32nd Ave exchange, then 1 block north

## SHOP SIZES

2,400 SF (40'x60')

2,976 SF (48'x62')

3,840 SF (48'x80')

Some lots may support larger buildings. Inquire for details

## LOT SIZES

6,050-22,574 SF | .14-.52 ac

## DATE AVAILABLE

Estimated 4-6 months after contract

## TAXES & SPECIALS

TBD

## HOA FEES

Estimated \$100/month

## PROPERTY DESCRIPTION:

Amazing opportunity to own your own shop or office just off I-29 and 32nd Ave S with oversized lots! This modern designed shop development offers turn-key buildings with a superior location. Many lots include extra land for parking, outside storage and more. Choose your shop size from 2,400 to 3,840 SF. Each shop will include one office and a bathroom with options for buyers to customize their unit. Great fit for business use, storage, toy shop, man cave and much more! Private roads will be maintained by a condo association and a shared parking area is available for the interior lot owners (lots 6-15). Contact us today to secure your shop before they are gone!

## CONSTRUCTION DETAILS:

- Exterior: Steel & stone
- Roof: Steel
- Foundation: Slab on grade
- Concrete interior roads
- 5" concrete floors and pads

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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## Each base unit includes:

- Insulated glass 12'x14' or 14'x14' drive-in door
- 36" glass walk-in door with awning
- Multiple windows
- Entry/waiting area
- 1 Office
- Bathroom
- Shop sink
- Water heater
- Ceiling fan
- 2 floor drains
- Ceiling-mounted gas Reznor furnace
- Interior & exterior LED lighting
- 14' Sidewalls
- Vaulted ceiling
- High speed internet access
- 200 amp electrical service
- Mini split heat/air in office

## Upgrades include but may not be limited to:

- Larger building (available on some lots)
- Multiple/rear overhead doors
- Air conditioning
- Floor heat
- Higher sidewalls with or without mezzanine\*
- Multiple offices or bathrooms
- Kitchen/Bar
- Epoxy floor coating
- Privacy glass
- Increased electrical service
- Additional windows

\*NOTE: Available only on Lots 1-5 & 16-20



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| Lot # | Address            | Lot Size           | Building Size | Price     |
|-------|--------------------|--------------------|---------------|-----------|
| 1     | 3849 Thunder Rd S. | 10,316 SF   .23 ac | 3,840 SF      | \$629,000 |
| 2     | 3853 Thunder Rd S. | 11,674 SF   .27 ac | 3,840 SF      | SOLD      |
| 3     | 3857 Thunder Rd S. | 14,159 SF   .32 ac | *3,840 SF     | \$639,000 |
| 4     | 3861 Thunder Rd S. | 12,842 SF   .29 ac | 2,976 SF      | \$609,000 |
| 5     | 3825 Thunder Rd S. | 18,931 SF   .43 ac | *3,840 SF     | \$799,000 |
| 6     | 3829 Thunder Rd S. | 6,162 SF   .14 ac  | 2,400 SF      | SOLD      |
| 7     | 3823 Thunder Rd S. | 6,065 SF   .14 ac  | 2,400 SF      | SOLD      |
| 8     | 3837 Thunder Rd S. | 6,065 SF   .14 ac  | 2,400 SF      | SOLD      |
| 9     | 3841 Thunder Rd S. | 6,065 SF   .14 ac  | 2,400 SF      | SOLD      |
| 10    | 3845 Thunder Rd S. | 6,050 SF   .14 ac  | 2,400 SF      | SOLD      |
| 11    | 2971 Thunder Rd S. | 6,050 SF   .14 ac  | 2,400 SF      | SOLD      |
| 12    | 2975 Thunder Rd S. | 6,065 SF   .14 ac  | 2,400 SF      | PENDING   |
| 13    | 2979 Thunder Rd S. | 6,065 SF   .14 ac  | 2,400 SF      | PENDING   |
| 14    | 2983 Thunder Rd S. | 6,065 SF   .14 ac  | 2,400 SF      | SOLD      |
| 15    | 2987 Thunder Rd S. | 6,081 SF   .14 ac  | 2,400 SF      | SOLD      |
| 16    | 2991 Thunder Rd S. | 22,574 SF   .52 ac | *3,840 SF     | \$799,000 |
| 17    | 2955 Thunder Rd S. | 16,318 SF   .37 ac | *3,840 SF     | \$774,000 |
| 18    | 2959 Thunder Rd S. | 8,496 SF   .19 ac  | *3,840 SF     | \$624,000 |
| 19    | 2963 Thunder Rd S. | 8,496 SF   .19 ac  | *3,840 SF     | \$624,000 |
| 20    | 2967 Thunder Rd S. | 8,496 SF   .19 ac  | *3,840 SF     | \$644,000 |
| 21    | 2865 Thunder Rd S. | 25,590 SF   .58 ac | *3,840 SF     | SOLD      |

\* Denotes lots that would support a larger building if requested



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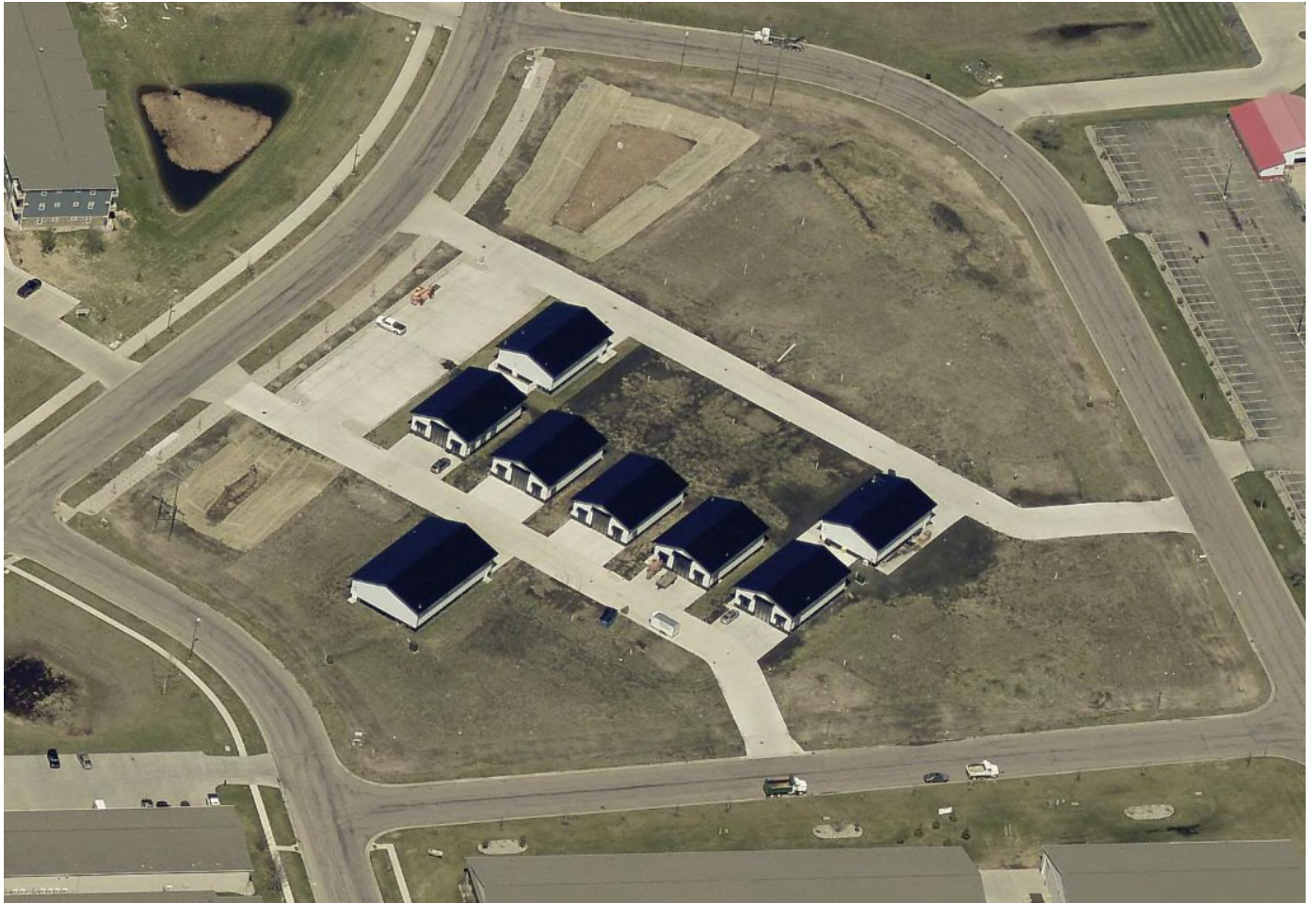
PLAT



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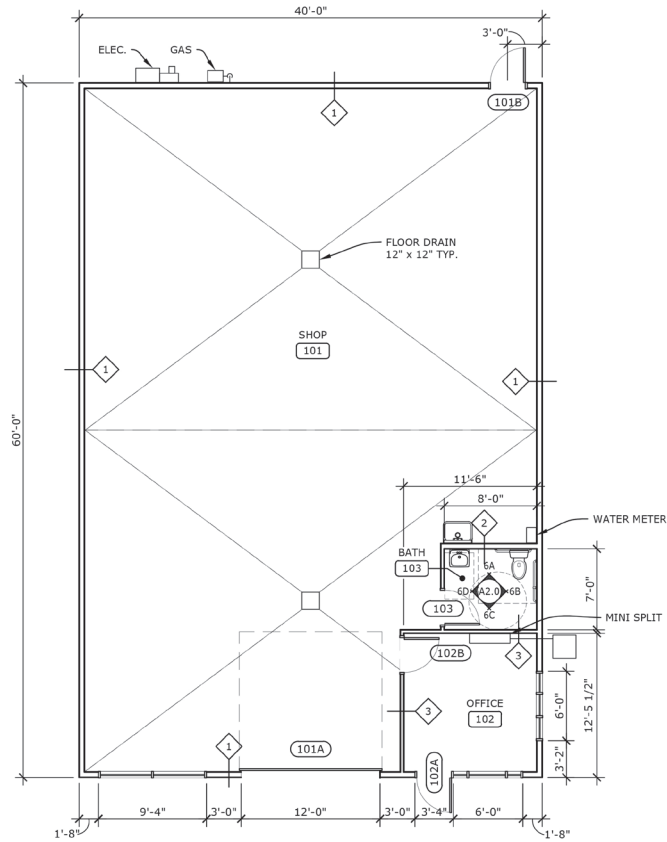
  
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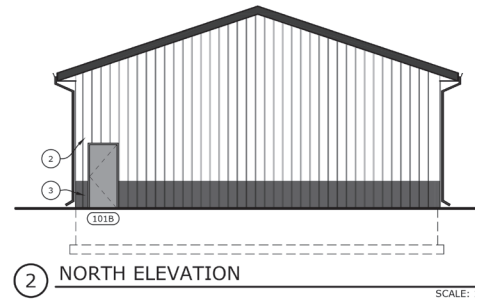


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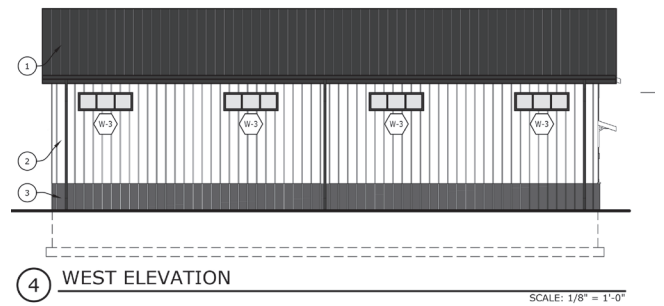
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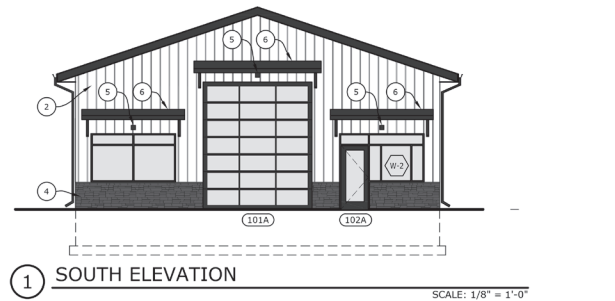
1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



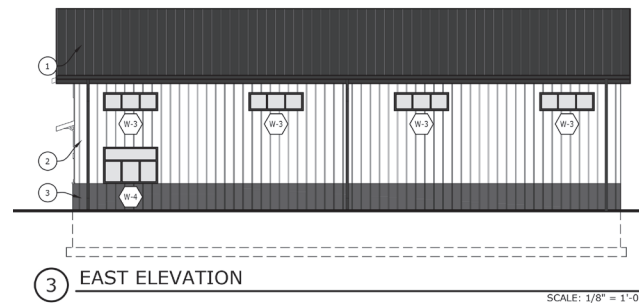
2 NORTH ELEVATION



4 WEST ELEVATION



1 SOUTH ELEVATION



3 EAST ELEVATION

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