



Offering Summary

Sale Price:	\$140,000
Building Size:	4,400 SF
Lot Size:	0.45 Acres
Price / SF:	\$31.82
Year Built:	1994

Property Overview

Flex building available in Pembina. Building offers office space with 5 individual offices plus 16 workstations, 2 bathrooms and break room. Shop area with 10'x10' overhead door and floor drain. Large paved parking lot, backup generator with 500gal propane tank.

Property Highlights

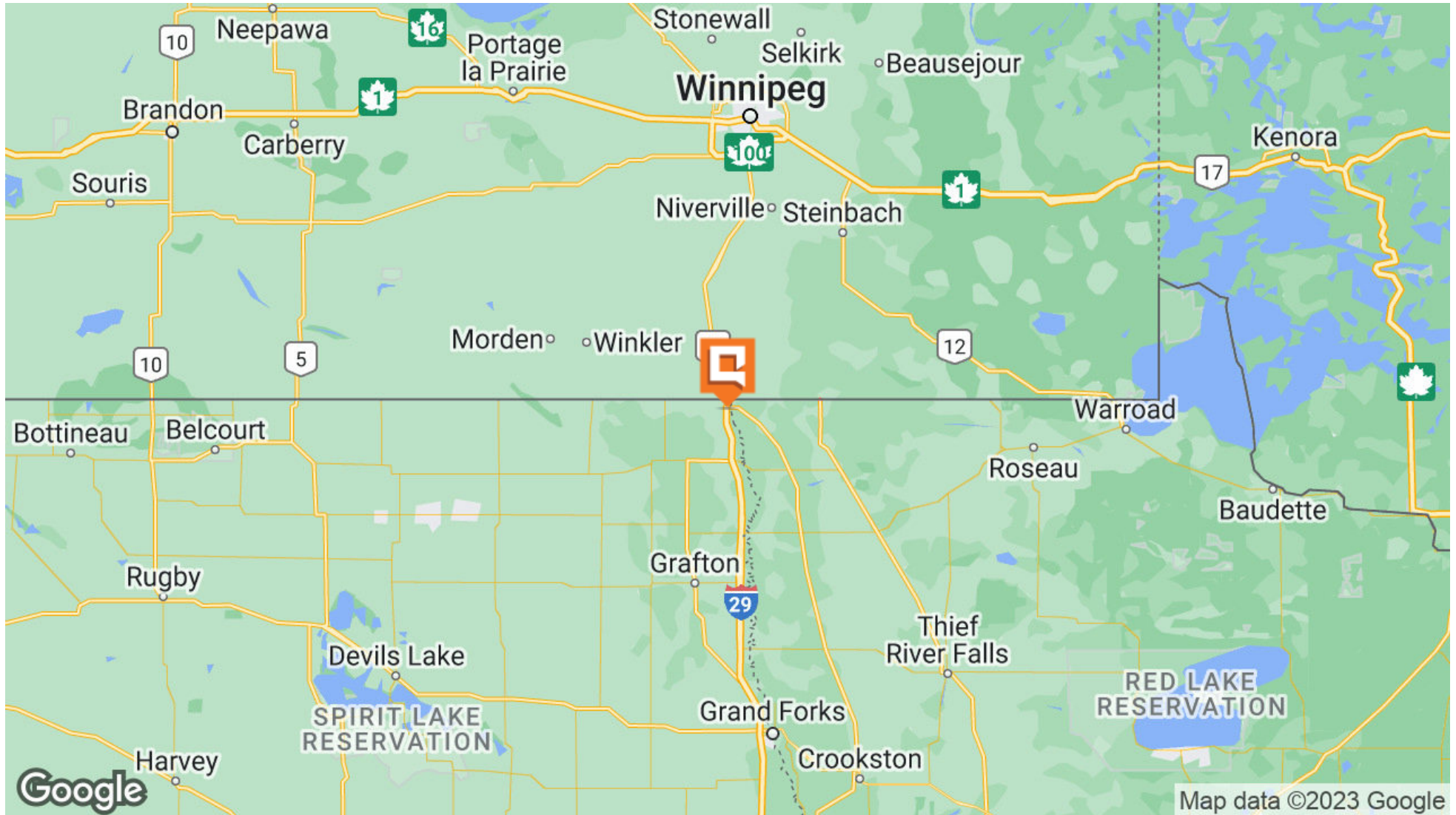
- Warehouse/shop space
- Ample paved on site parking

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[3D Tour](#)



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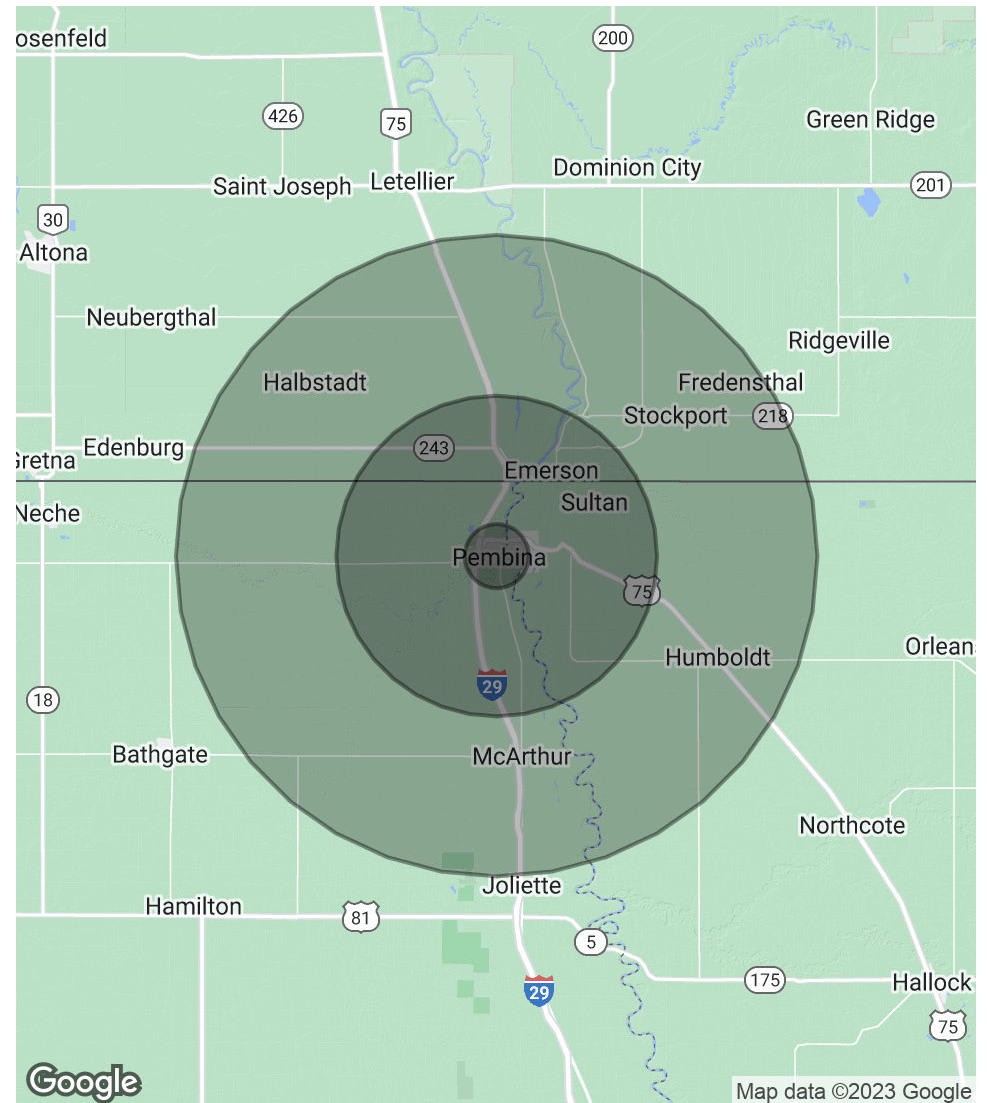
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Population	1 Mile	5 Miles	10 Miles
Total Population	27	407	960
Average Age	47.8	46.3	45.7
Average Age (Male)	45.3	44.4	45.7
Average Age (Female)	50.1	48.0	46.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	15	240	538
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$66,294	\$60,322	\$62,856
Average House Value	\$126,132	\$108,067	\$107,147

* Demographic data derived from 2020 ACS - US Census



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Professional Background

I began my real estate career with Crary Real Estate in 2004 at the age of 20. Assisting a few commercial transactions early on helped me find my calling. I had the opportunity to connect with, grow, and wholly embrace the commercial side of real estate; leasing and selling over the last 10 years. More experience and satisfied customers indicated a need for dedicated commercial agents in the northern valley, so I decided to develop Square Foot Commercial Group under the Crary umbrella. I have had the opportunity to assist with the transition of flagship properties in our area along with deals ranging from startup leases to multi-million dollar sales in retail and multifamily. I am committed to helping you achieve your investment, expansion and growth goals with the latest technologies and analytics. Your specific goals are my highest priority.

Education

BA Marketing from the University of North Dakota

Memberships

NAR

Square Foot Commercial Group

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