



Colliers

Accelerating success.

Grand Forks Behavioral Health Building

1451 44th Ave S | Grand Forks, ND

Medical Space For Sale or Lease

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1451 44th Ave S | For Sale or Lease

Property Profile



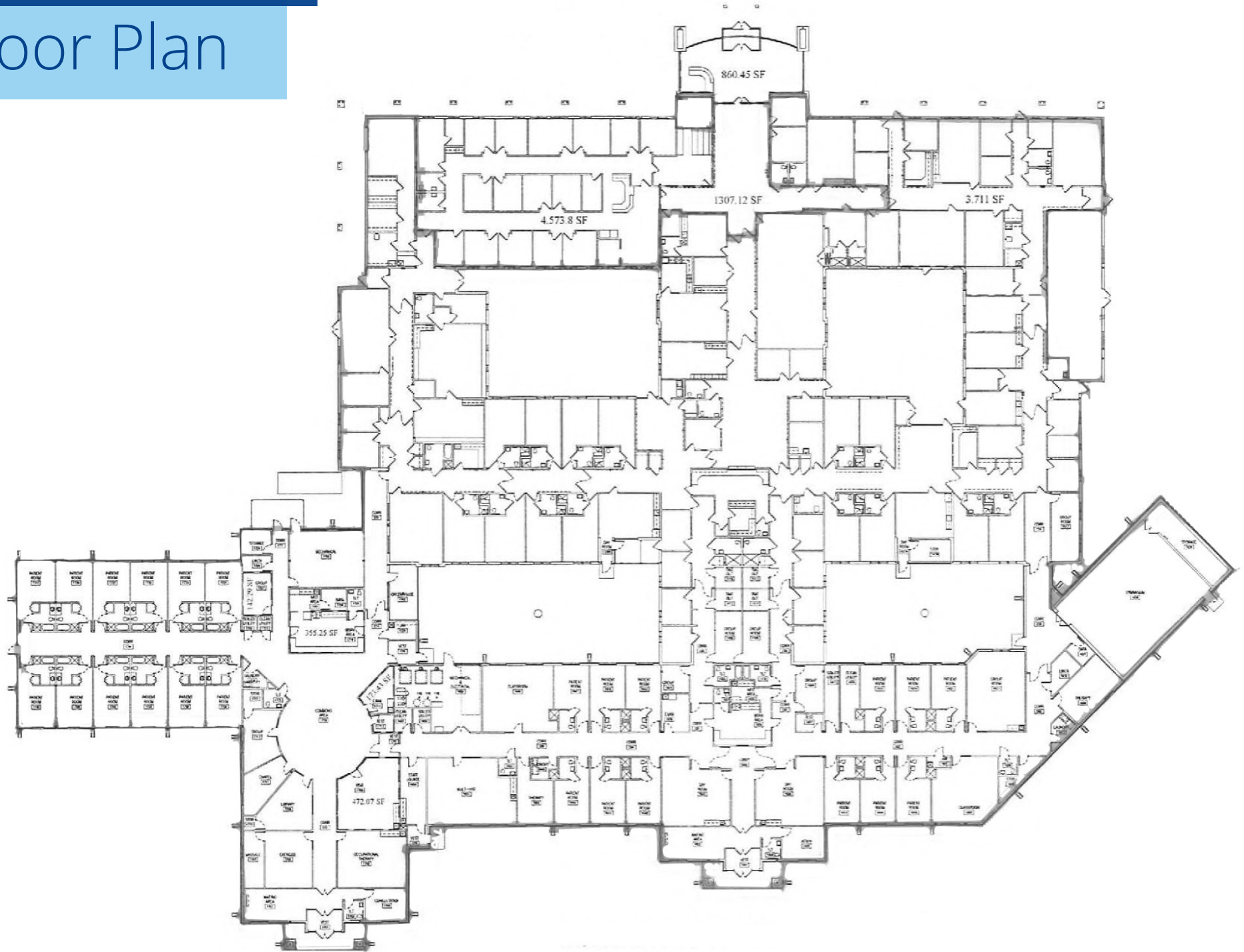
- 73,478 sf total available
- 70-bed free-standing psychiatric hospital
- Variety of patient rooms, group rooms and classrooms
- Multiple courtyards
- Large windows allowing an abundance of natural light
- Beautifully landscaped grounds
- Located near numerous area amenities including medical specialty centers, retail, restaurants and fitness/recreation areas

Building Information

Address	1451 44th Avenue South Grand Forks, ND 58201
Building Size	73,478 SF
Space Available	73,478 SF
Year Built	Unit A: 2000 Unit B: 2007
Parking	Ample patient & visitor parking

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Floor Plan





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Property Aerial

44th Avenue South

UND Forensic
Pathology Center

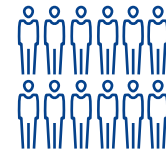
Altru Professional Center

Catylist Medical
Center

S Washington Street



Demographics (5 mile radius)



2024
Population

70,203



2024 Average
Household Income

\$91,105



2024 Daytime
Population

54,579



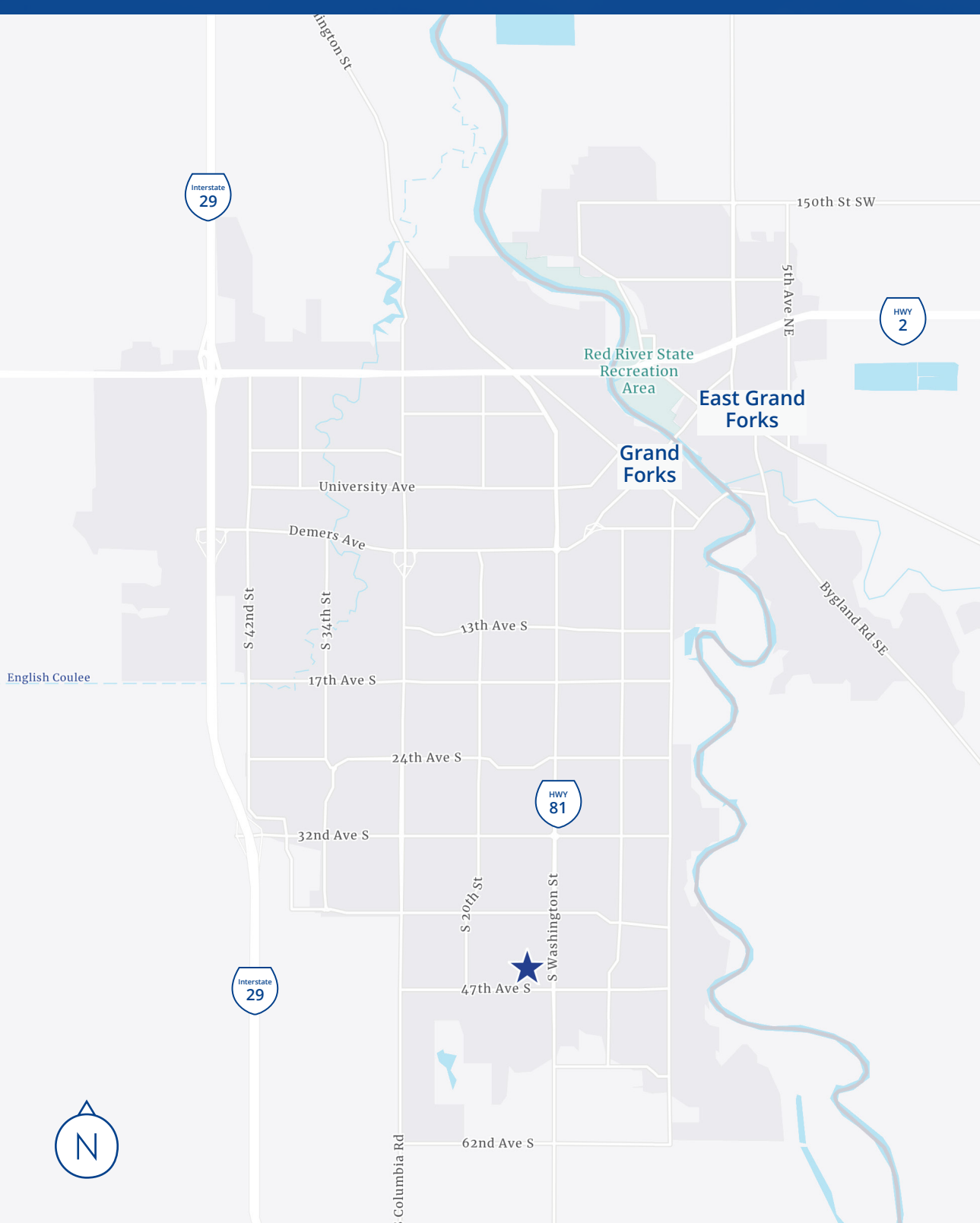
Households

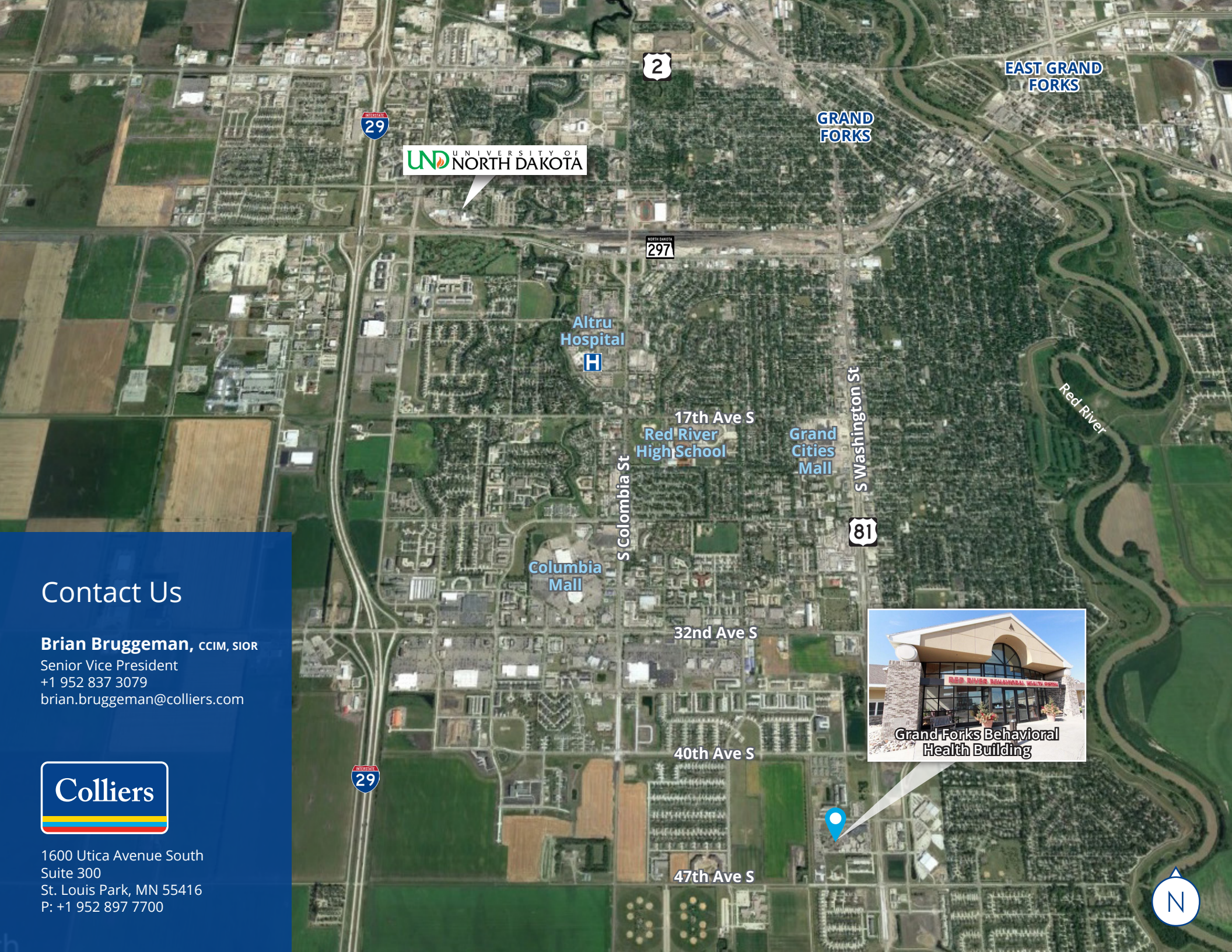
29,939



to Grand Forks
International Airport

10.7 Miles





EAST GRAND FORKS

GRAND FORKS

UND UNIVERSITY OF NORTH DAKOTA

2

29

297

Altru Hospital

17th Ave S
Red River High School

Grand Cities Mall

S Washington St

Red River

81

Columbia Mall

S Columbia St

32nd Ave S

40th Ave S

47th Ave S



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Contact Us

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