

# HORACE SHOP & LAND

7774 100<sup>TH</sup> AVE S, HORACE, ND 58047

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



## HORACE SHOP WITH LARGE YARD SPACE

Building Size: 2,848 SF

Lot Size: 3.99 acres

Price: \$935,000

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## BUILDING SIZE

2,848 SF

## YEAR BUILT

2006

## SALE PRICE

\$935,000

## PARCEL

15000002640030  
15000002640070

## LOT SIZE

3.99 acres

## 2025 TAXES & SPECIALS

\$4,477.04

## SPECIALS REMAINING

\$9,216.72

## ZONING

Commercial & Ag

## PROPERTY DESCRIPTION:

Well-maintained commercial property located just off 100th Ave in Horace, ND. This 2,848 SF post-frame building (built in 2006) features office spaces and reception area, plus a mezzanine above. The site offers excellent functionality sitting on nearly 4 acres with two 12'x12' overhead doors and a large yard space. Including 3.0 acres of additional land ideal for future yard expansion. Zoned Commercial & Ag, with ample yard space and strong accessibility, this property is well-suited for a variety of business uses.

## NEIGHBORING BUSINESSES:

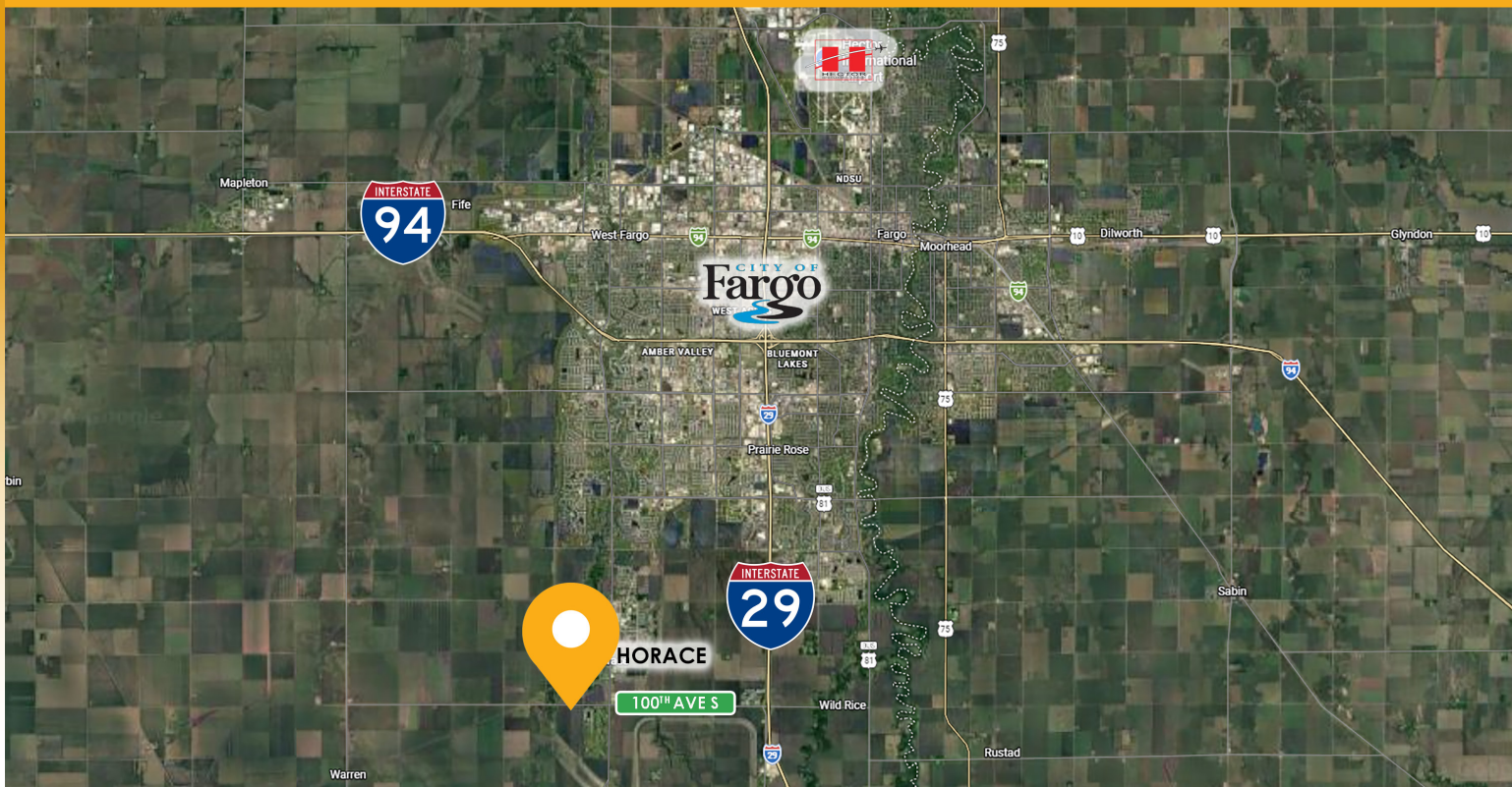
- *A&L Landscaping*
- *Clearwater Custom Cabinets*
- *Red River Drywall*
- *Ryan Brothers*

## Floodplain: ZONE A

(WITHIN 100YR FLOOD PLAIN)

Will sit outside the floodplain once the FM Diversion is complete.

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.

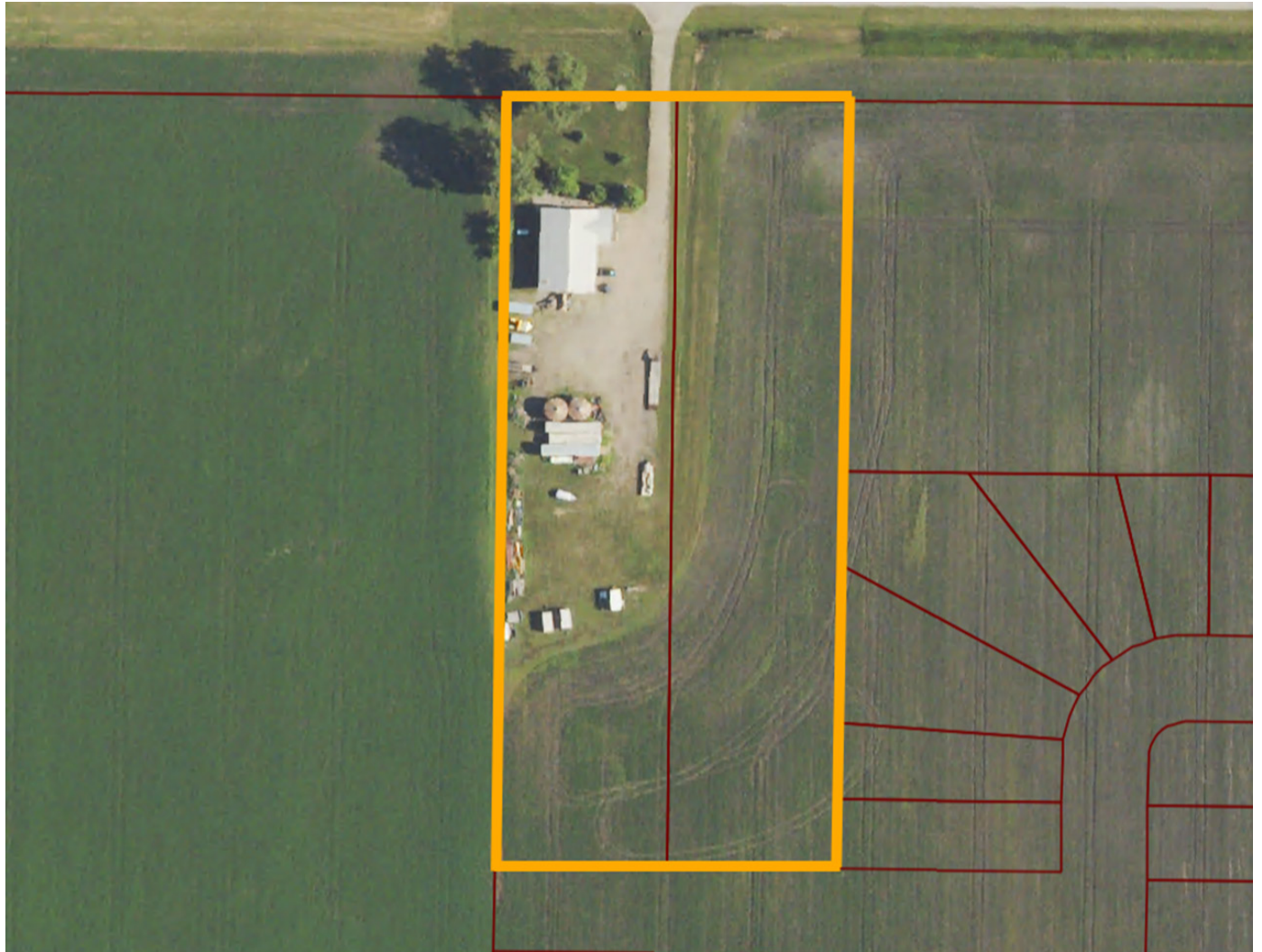


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AERIAL VIEW



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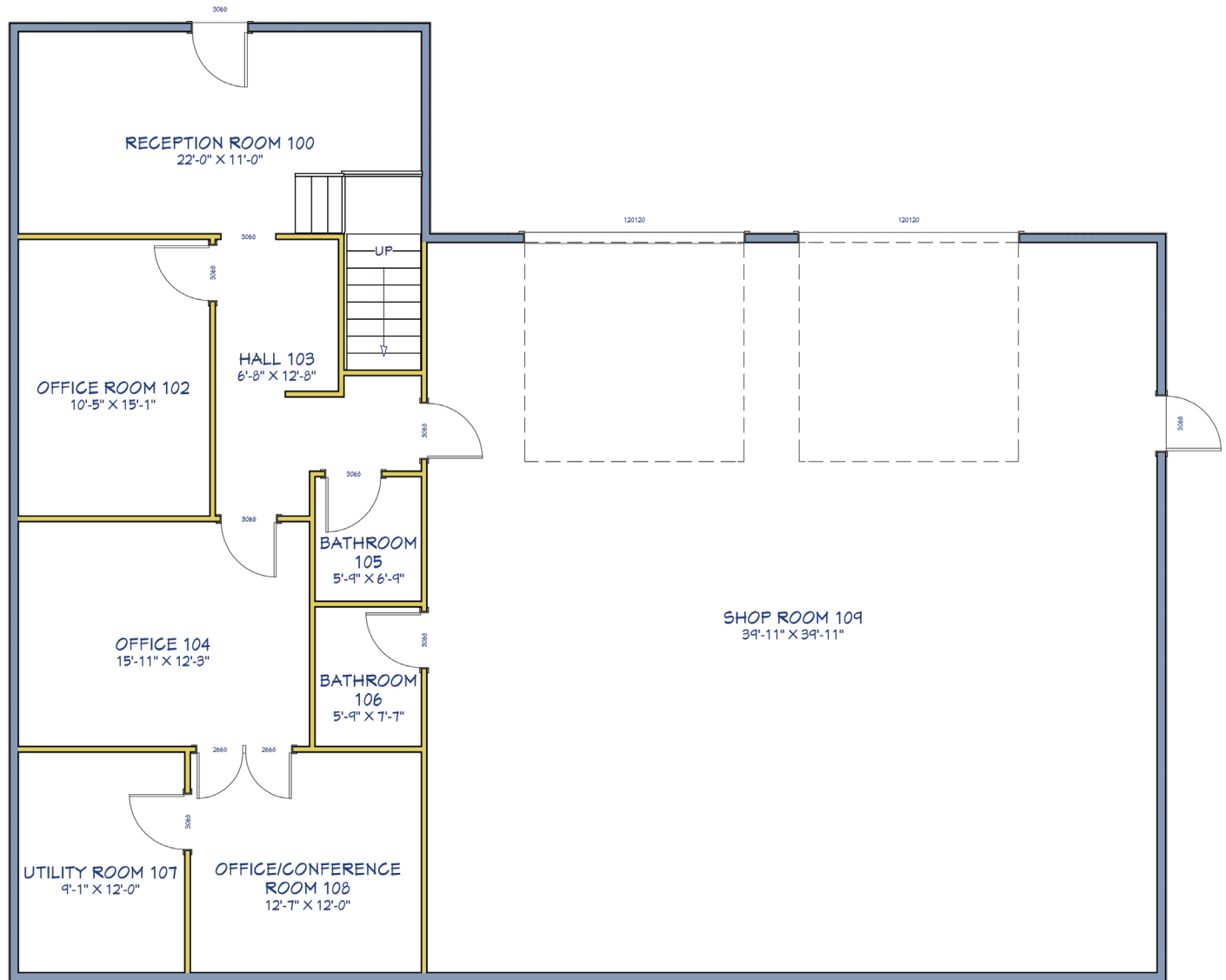
## PROPERTY FEATURES:

- *Highly strategic location in the rapidly growing Horace market, just southwest of Fargo.*
- *Ideal for commercial users needing efficient logistics and yard space.*
- *Positioned right off 100th Ave S, the property provides quick access to major transportation routes while avoiding the congestion of core metro areas.*

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FLOORPLAN



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OFFICE AREA PHOTOS



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SHOP AREA PHOTOS

