

FOR SALE OR LEASE

# Industrial Shop Condos

9819 Industrial Drive, Horace, ND 58047

MLS #25-246 & 25-249



**JUSTIN GUSTOFSON, SIOR, CCIM, REALTOR®**

701-499-3875

[justin@prgcommercial.com](mailto:justin@prgcommercial.com)

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

4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

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.

## 9819 Industrial Drive, Horace, ND 58047

**PROPERTY DESCRIPTION:** Spacious shop bays with 14' overhead garage doors are available just south of Horace. Each unit includes a floor drain, ceiling fan, 200 amp single phase electrical panel, and LED light fixtures. Each space is 30' x 50'. No exterior storage. Units include a bathroom.

**INDIVIDUAL UNIT SIZE:** 1,500 SF

**LEASE RATE:** \$9.00 SF

**PURCHASE PRICE:** \$200,000

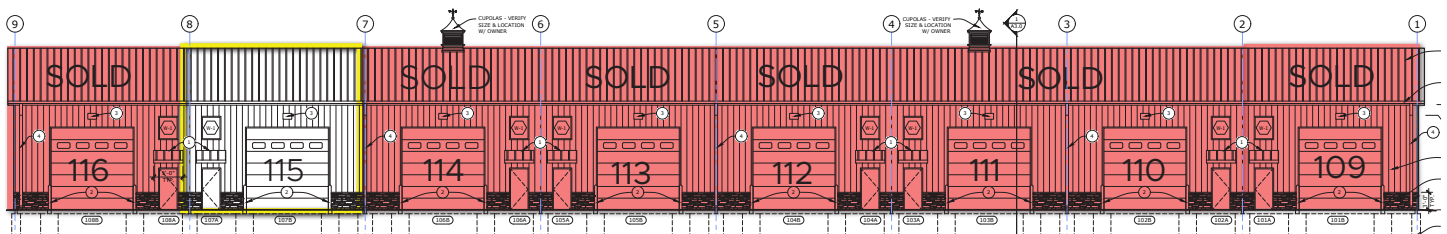
**ESTIMATED CAM:**

\$2.25 PSF

(Tenant pays utilities)

**ASSOCIATION FEES:**

\$125.00/mo (estimated)



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