

INDUSTRIAL FOR SALE

83 CARTER STREET | UNDERWOOD, ND





OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	10,528 SF
Lot Size:	81,405 SF
Year Built:	2015

PROPERTY OVERVIEW

Class A Industrial Building located in Underwood, ND.

PROPERTY HIGHLIGHTS

- Office Area: 56' x 38' - 2,128 SF
- Reception Area, (4) Offices, Conference Room,
- Kitchen, (2) Bathrooms, (1) Shower, Mechanical Room
- Office furnished with built-in cabinets and hard-surface countertops
- Shop Area: 60' x 140' - 8,400 SF
- (2) Drive-through bays with full length floor drains
- (4) 14' x 14' OH Doors
- Large graveled lot
- Currently occupied through 9/30/2024



Reception Area



Office



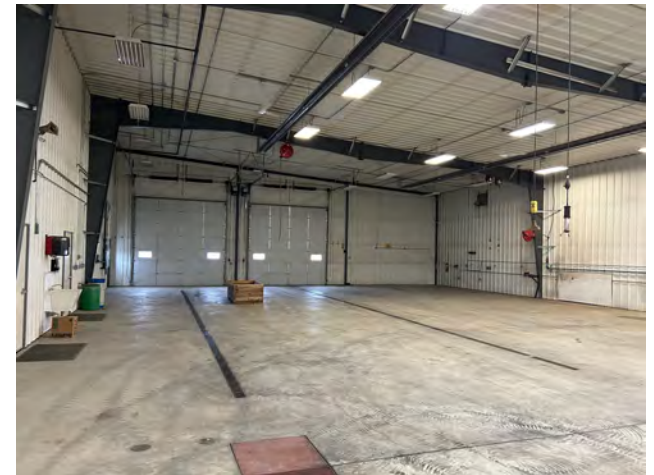
Conference Room



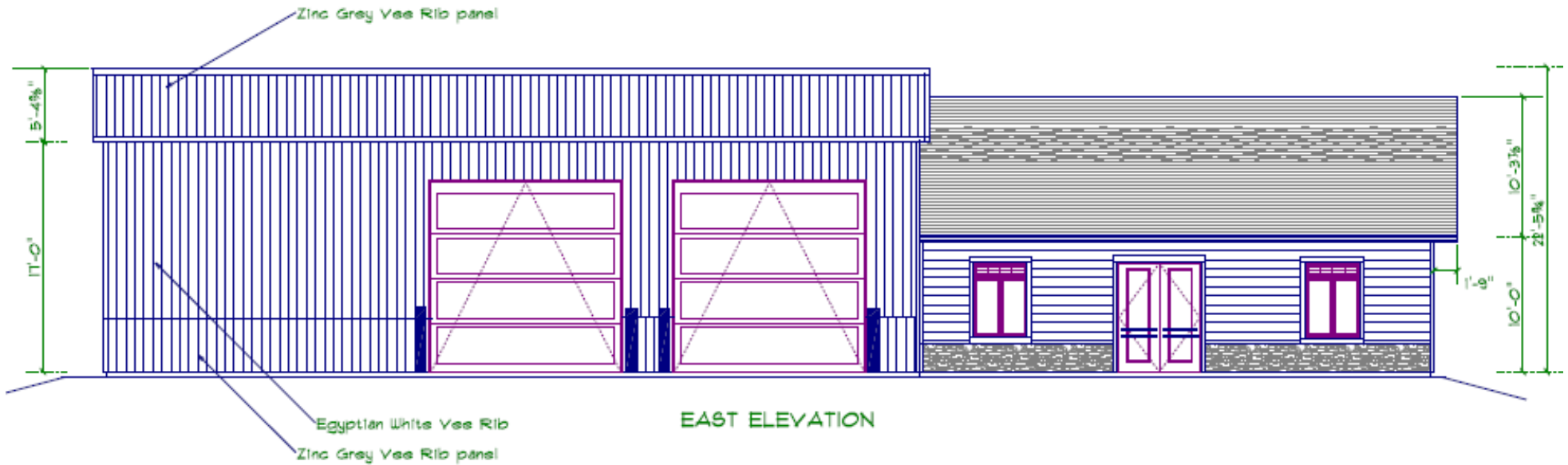
Kitchen

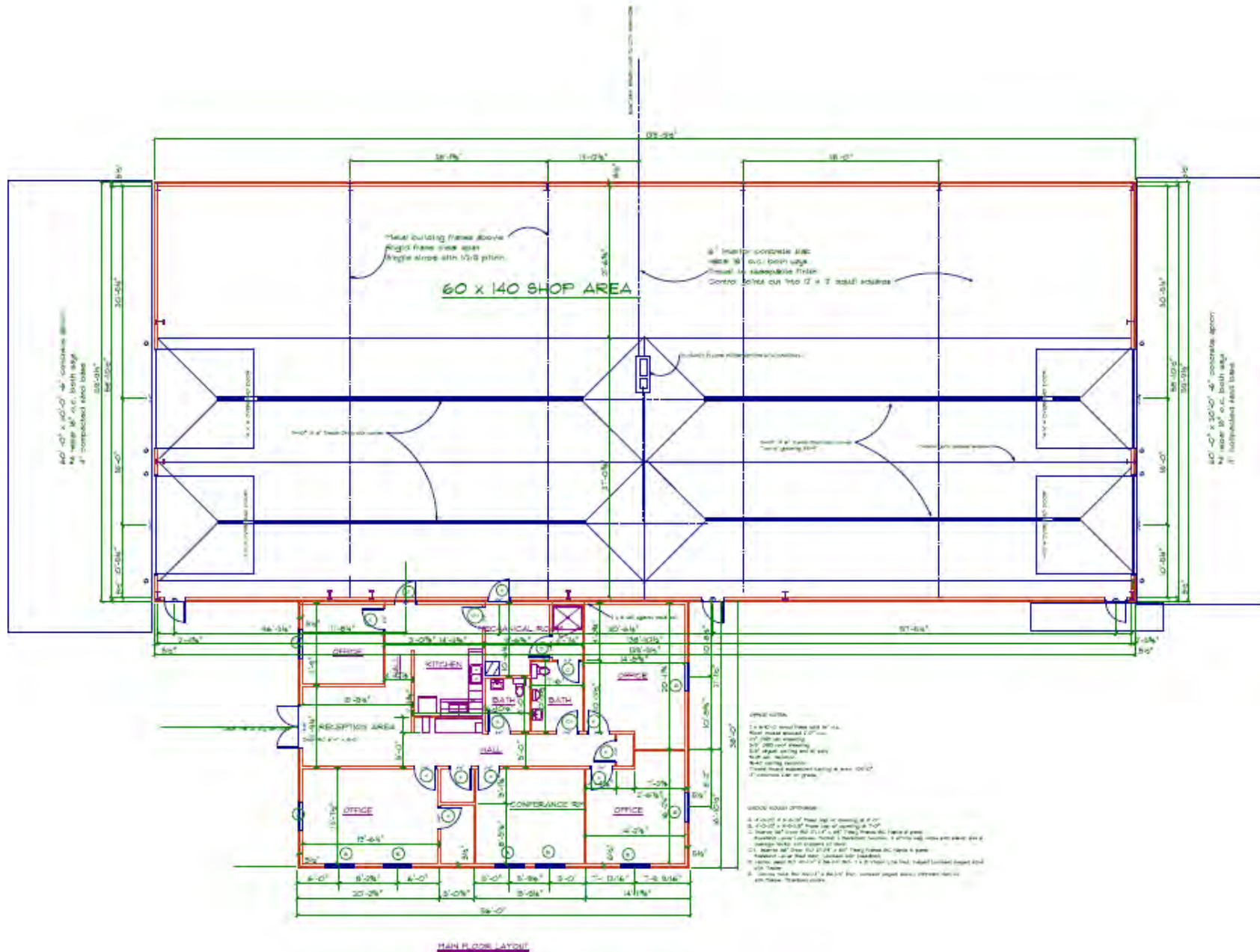


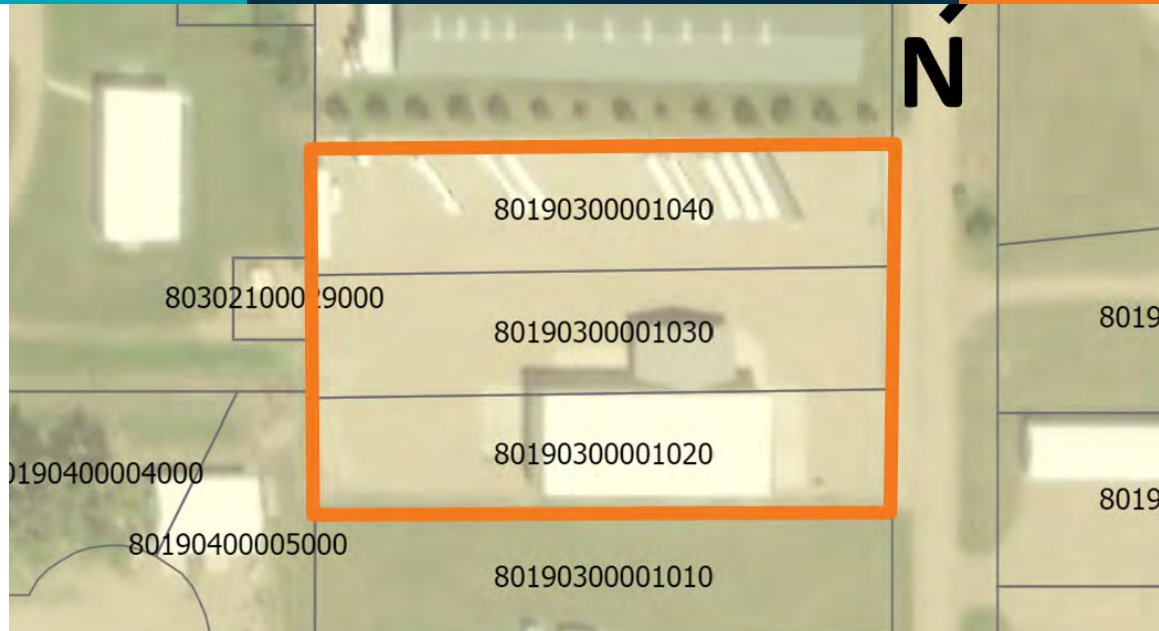
West View



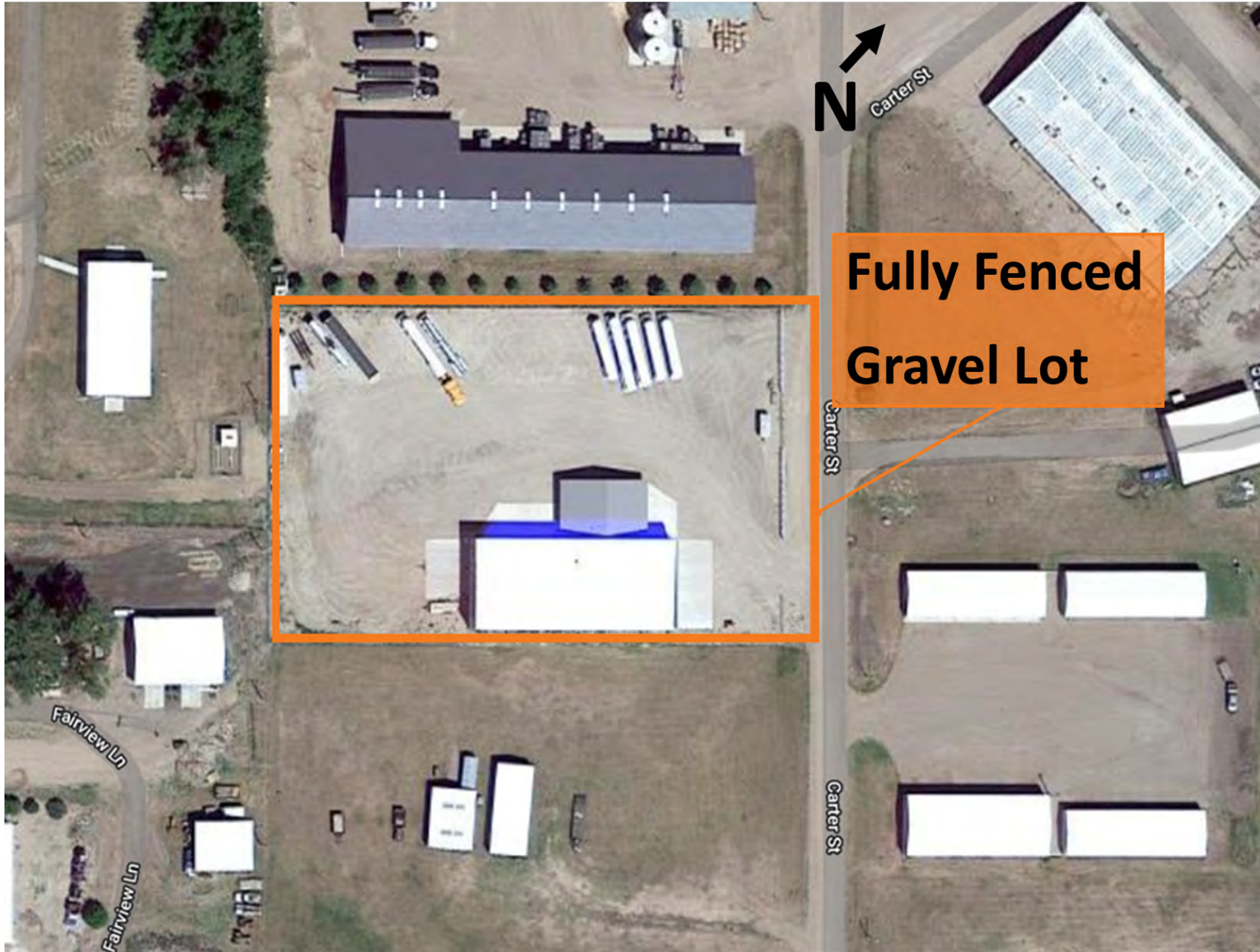
East View







PID #:	TAXES (2023):	SPECIALS:	SPECIALS BALANCE:
80-1903-00001-020	\$10,418.85	\$448.08	\$3,06.87
80-1903-00001-030	\$83.48	\$448.08	\$3,06.87
80-1903-00001-040	\$83.48	\$448.08	\$3,06.87

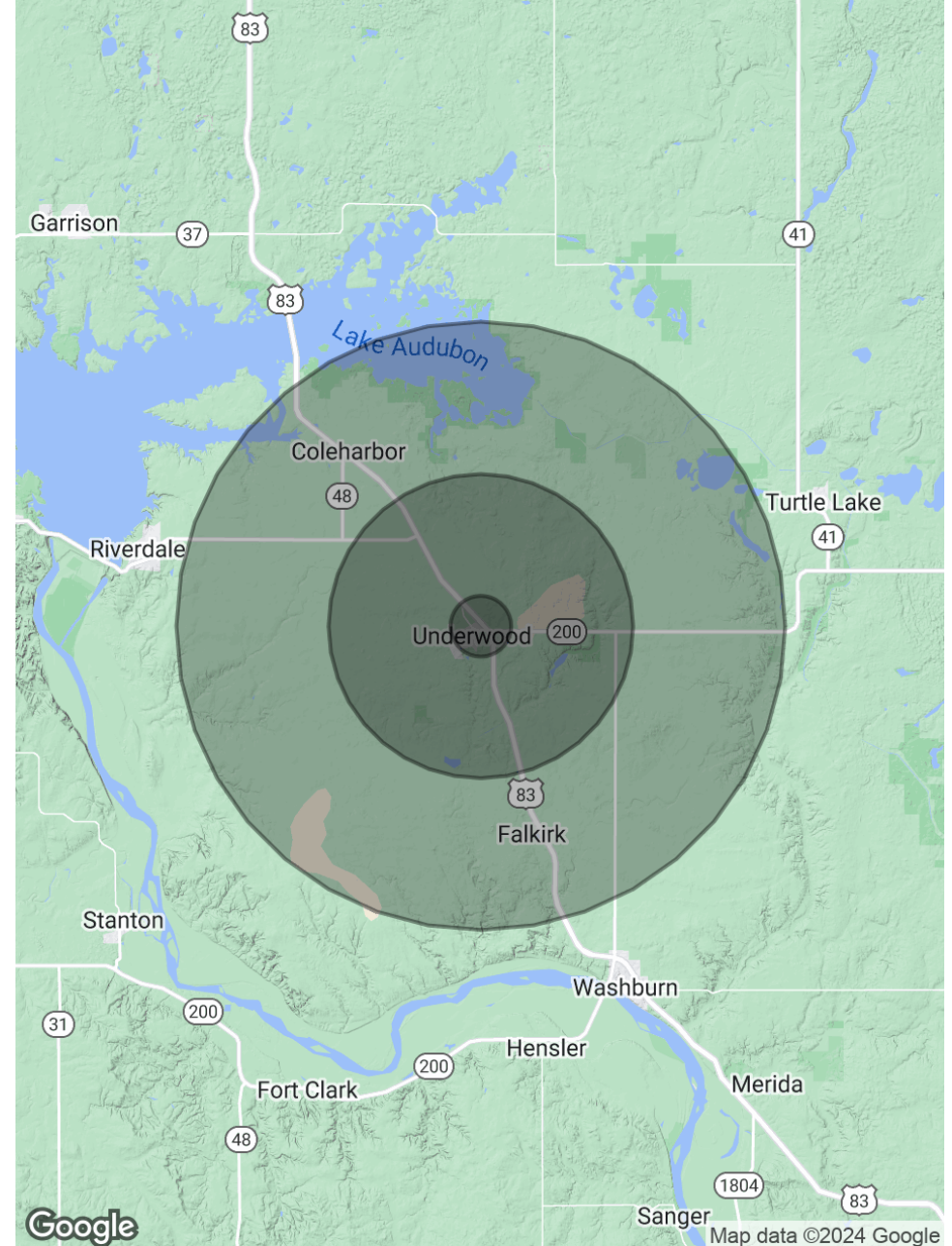




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21	304	1,264
Average Age	53.1	50.5	49.9
Average Age (Male)	53.9	50.6	49.9
Average Age (Female)	50.6	48.5	48.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13	191	786
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$74,175	\$69,669	\$69,839
Average House Value	\$278,326	\$248,436	\$246,002

* Demographic data derived from 2020 ACS - US Census





KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com



KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com



@THECRAGROUP

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