

# MOORHEAD LIBRARY BUILDING

118 5<sup>TH</sup> ST. S, MOORHEAD, MN, 56560



## FOR SALE



**Brett Saladin, CCIM**  
701.893.2830  
[brett.saladin@goldmark.com](mailto:brett.saladin@goldmark.com)

**Paul Campbell**  
701.893.2826  
[paul.campbell@goldmark.com](mailto:paul.campbell@goldmark.com)

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

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## PRICE

\$1,400,000

## BUILDING SIZE

22,752 SF

## PARCEL NUMBER

58.575.1011

## YEAR BUILT | RENOVATED

1962 | 1987

## LOT SIZE

52,768 SF | 1.211 acres

## TAXES & SPECIALS

TBD

## PROPERTY DESCRIPTION:

The Moorhead Public Library property is now for sale! This is a fantastic opportunity to purchase a rare building in the Fargo-Moorhead market. Located downtown Moorhead near busy Main Avenue, this landmark property is just blocks away from the new downtown redevelopment project and area neighbors to the Rourke Art Gallery & Museum, U.S. Post Office, Choice Bank, Wright Funeral Home, Trinity Lutheran Church, and Rustica Eatery. Inside, the building has wide open space with various offices, breakroom, restrooms, plenty of natural light, elevator, heated garage, and finished basement with meeting rooms and storage. The uses for this property are limitless, including office, retail, church or gathering space, or redevelopment. Don't miss out on this opportunity for owner-occupiers or investors!

## PROPERTY FEATURES:

- *Large open space*
- *Various offices and breakroom*
- *Heated garage with 14' overhead door*
- *Finished basement*

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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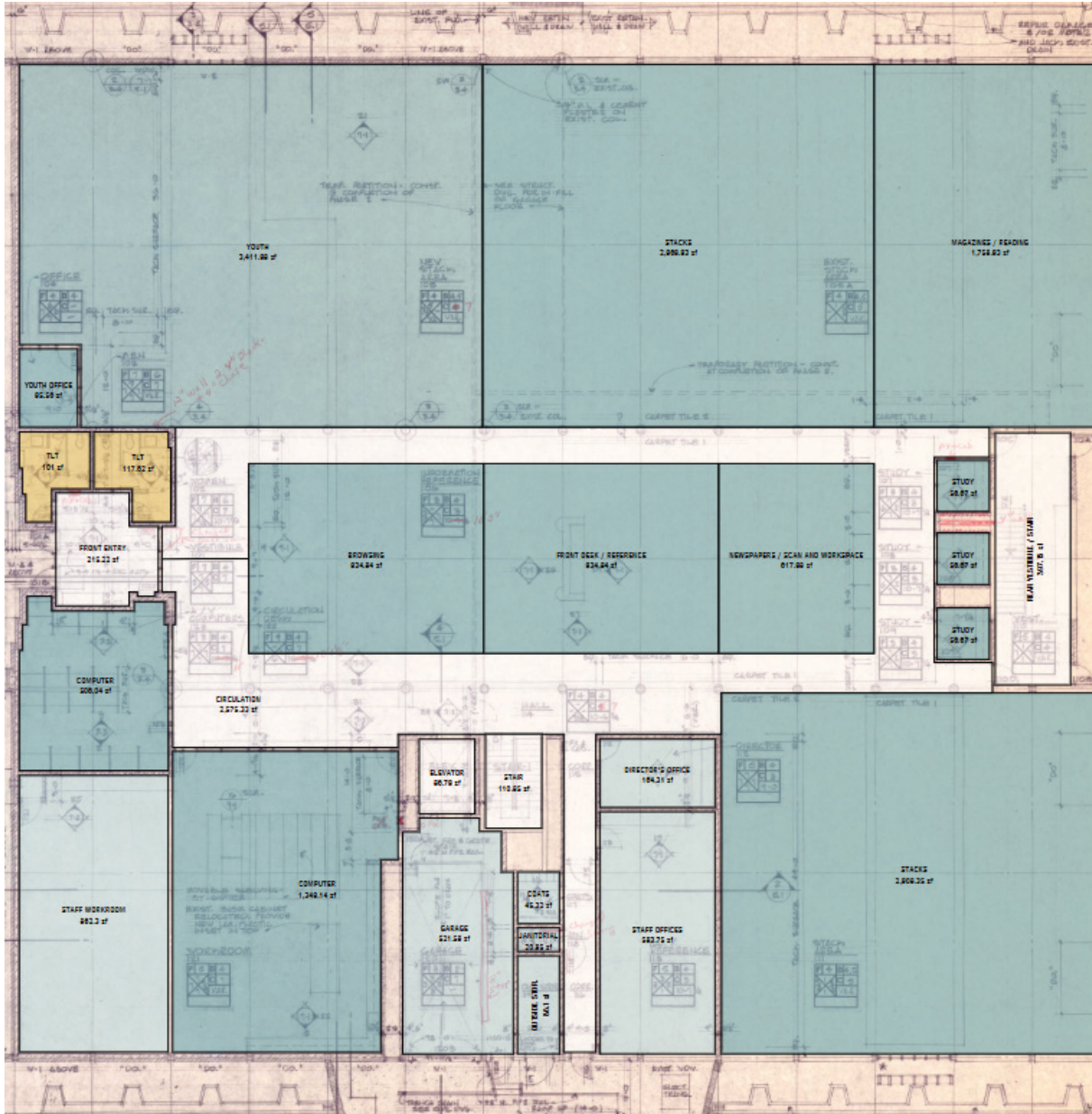
## NEIGHBORS:

- New public library and community center ("The Loop")
- Rourke Art Gallery & Museum
- U.S. Post Office
- Wright Funeral Home



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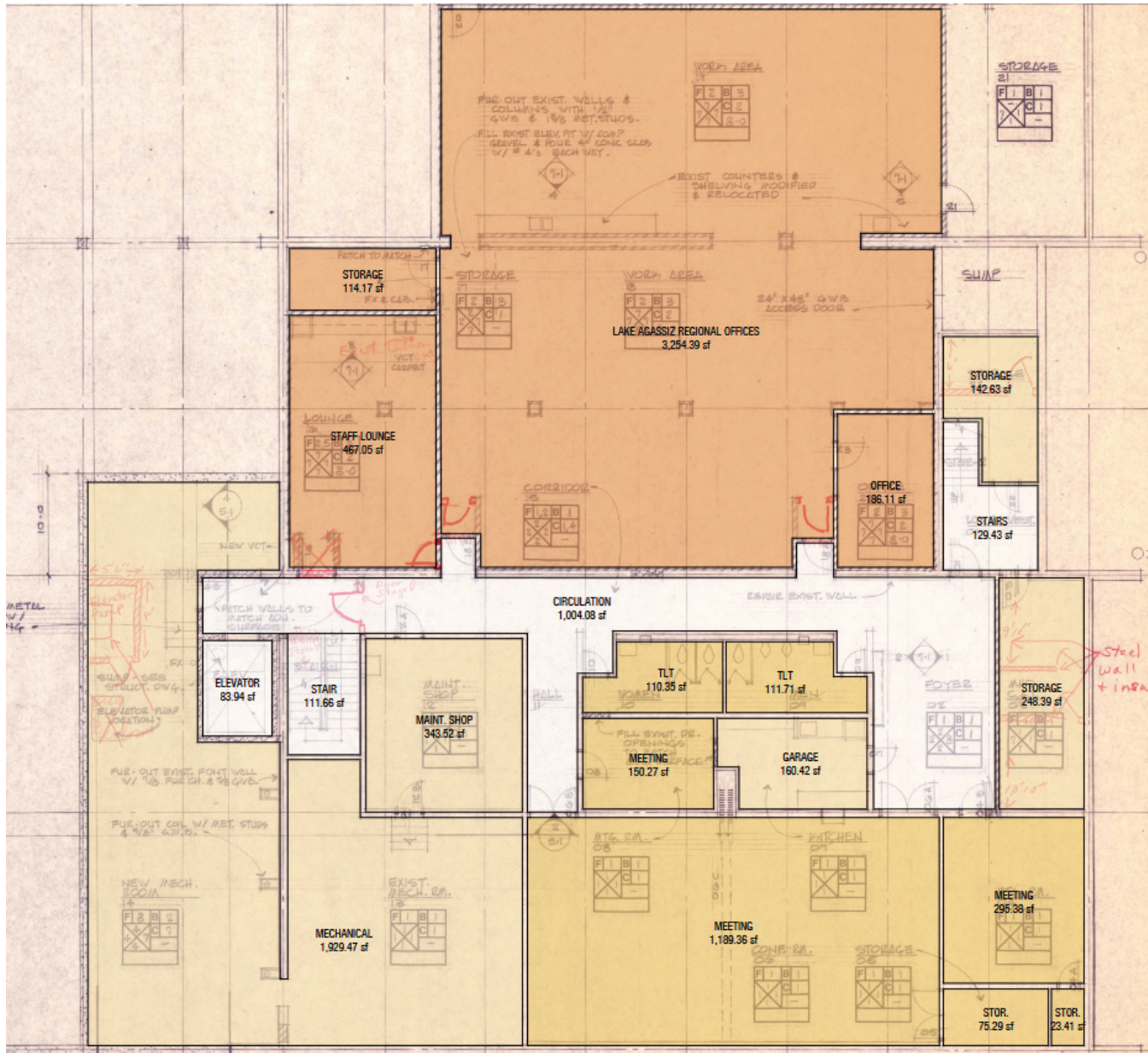


\*The blue shaded spaces on the top, middle, and bottom right of the floor plan denote only area designations of the current library and do not contain demising walls. Those areas are mostly wide open.

## LOWER LEVEL FLOORPLAN



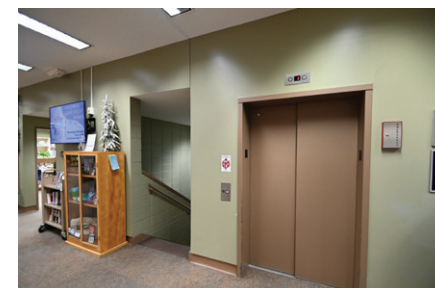
**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC





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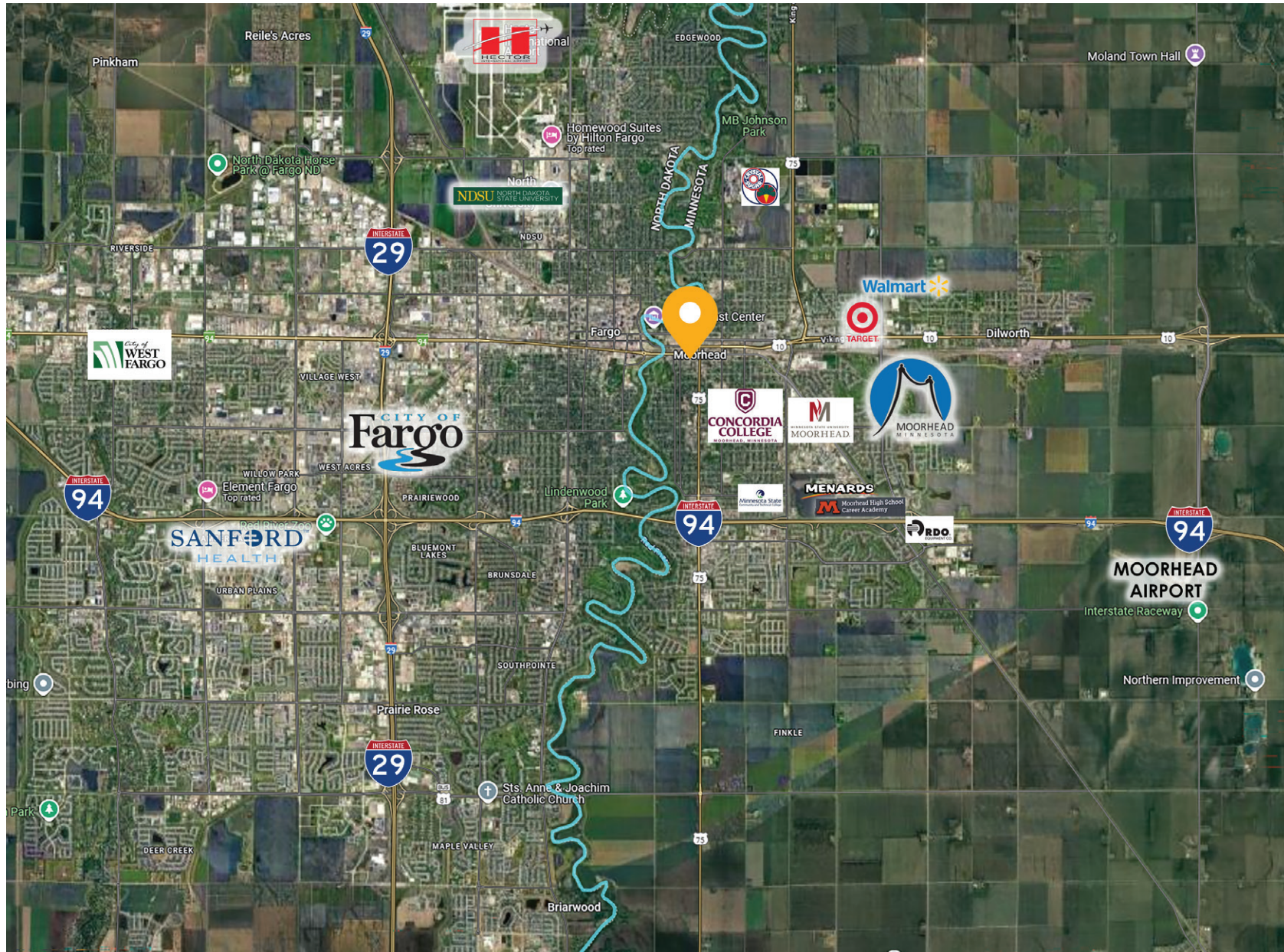
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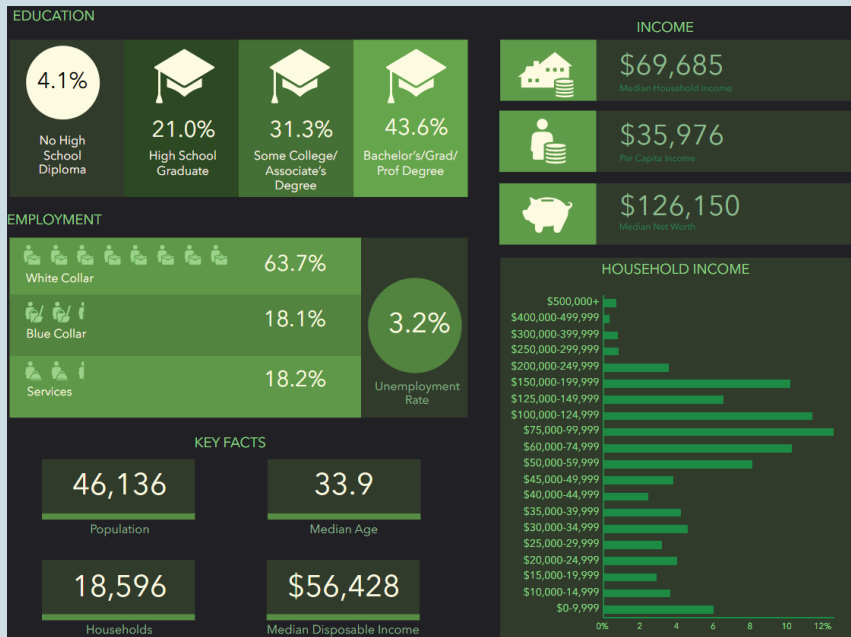


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It's an exciting time for the community of Moorhead! Various development and investment is currently underway, including the Downtown Moorhead redevelopment of nine city blocks including a brand-new state-of-the-art library ("The Loop"), community center, entrepreneurship center ("Spark Center"), construction of the new \$110M+ Moorhead High School and Career Academy, construction of the 11th Street underpass, revamp of Romkey Park, new private multifamily and retail development throughout the community, and interest from large scale entities in MCCARA Industrial Park and surrounding areas. Moorhead boasts two public colleges in Minnesota State University-Moorhead and Minnesota State Community and Technical College in addition to the private Concordia College. Business is booming in Moorhead to go along with cultural opportunities in art, education and sports.



## DOWNTOWN MOORHEAD

### DEMOGRAPHIC PROFILE

56560 (Moorhead)

Geography: ZIP Code

