

# SHOP SPACE FOR SALE OR LEASE

9541 39th Street South, Fargo, ND 58104

MLS #24-127 & 25-141



## ABOUT THE PROPERTY

This 6,600 SF industrial building sits on a 0.51-acre lot and is perfectly suited for a variety of commercial and industrial uses. The 66' x 100' building features 18' sidewalls and is demised into two 3,300 SF bays, each equipped with a floor drain, bathroom, and utility sink. With four 16' x 16' overhead doors, this property ensures excellent accessibility for trucks and equipment. Ideal for owner-users or investors, this well-designed space offers flexibility and efficiency just south of Fargo along 100th ave.

<b>PURCHASE PRICE:</b>	\$858,000
<b>BUILDING SIZE:</b>	6,600 SF
<b>2024 CONSOLIDATED TAXES:</b>	\$8,634.75
<b>RENTABLE SF:</b>	3,300-6,600 SF
<b>LEASE RATE:</b>	\$11.25 PSF

### TENANT EXPENSES:

- Heat
- Air Conditioning
- Electricity
- Water/Sewer/Garbage
- Liability Insurance
- Phone/Internet
- Janitorial



PROPERTY RESOURCES GROUP

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