

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.

PURCHASE PRICE: \$924,000

BUILDING SIZE: 6,600 SF

2024 CONSOLIDATED TAXES: \$8,634.75

RENTABLE SF: 3,300-6,600 SF

LEASE RATE: \$11.25 PSF

TENANT EXPENSES:

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



4609 33rd 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.

JUSTIN GUSTOFSON
SIOR, CCIM, REALTOR®
701.499.3875
justin@prgcommercial.com
www.PropertyResourcesGroup.com

TRAVIS VOEGELE | REALTOR®
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