

HFI PROPERTY

1304 15TH AVE N, MOORHEAD, MN 56560


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



COMMERCIAL BUILDING IN NORTH MOORHEAD

BASE RENT: \$5.95 PSF NNN

SPACE AVAILABLE: 17,112 SF

SALE PRICE: \$875,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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17,112 SF

BASE RENT

\$5.95 PSF NNN

SALE PRICE

\$875,000

PARCEL NUMBER

58.900.1934

LOT SIZE

2.01 acres | 87,616 SF

TENANT EXPENSES

Water/Sewer/Garbage
Electric/Gas
Phone/Internet
Janitorial
Taxes/Specials/Insurance
Snow/Lawn

ZONING

Commercial - MU2
Neighborhood Mixed Use

2024 TAXES

\$8,980.00 | No Specials

PROPERTY DESCRIPTION:

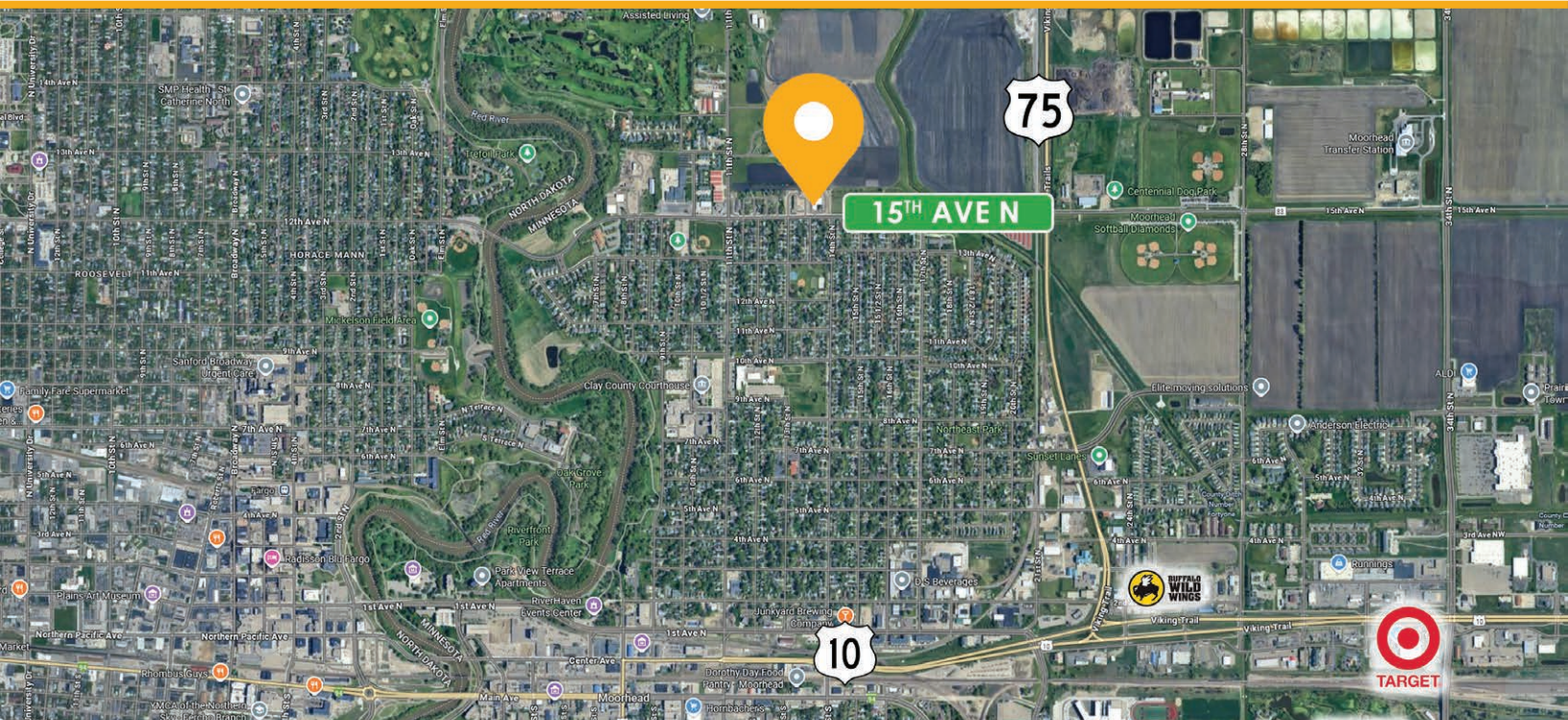
Opportunity to buy or lease a 17,112 SF building in North Moorhead! This building has multiple warehouses and overhead door arrangements, plus office and flex space to offer a multitude of business opportunities and uses.

The property is just over 2 acres that allows plenty of room for exterior yard/storage space. Currently no special assessments and seller open to Contract for Deed.

PROPERTY FEATURES:

- 6+ offices
- Reception area, break room, storage space
- Flex room (60'x 35' or approximately 2,100 SF)
- 300 amp/240-volt electrical service
- Warehouse 1: Approximately 60'x105' (6,300 SF)
 - 2 OH Doors (12'x30' and 12'x20')
 - 10' sides and up to 20' middle ceiling height
 - Floor drain
- Warehouse 2: Approximately 78'x60' (4,680 SF)
 - 3 OH Doors (12'x15' and 12'x12' and 8'x11')
 - 10' sides and up to 20' middle ceiling height
 - Floor drain

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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INTERIOR IMAGES

