

WAREHOUSE AND LAND FOR SALE

BUILDING SIZE 9,520 SF AND EIGHT ACRES OF LAND | \$1,975,000



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PROPERTY OVERVIEW

ADDRESS	<u>6801 27TH AVE N, GRAND FORKS, ND 58203</u>
SALE PRICE	\$1,975,000
BUILDING SIZE	9,520 SF

This investment opportunity encompasses a revenue-generating combination of warehouse facilities and land featuring NNN leases. Additional development possibilities on the remaining land caters to both owner-users and investors. The property yields an annual net rental income of \$94,800.

In addition to being connected to City utilities it boasts ample natural gas services and a robust power supply, making it adaptable for a wide range of user types. The property is available in two separate parcels for sale.



LISTING HIGHLIGHTS

- Income producing warehouse
- Develop on remaining land for an owner/user or investor.
- Sale is two parcels.

WANT TO SEE THE SPACE?

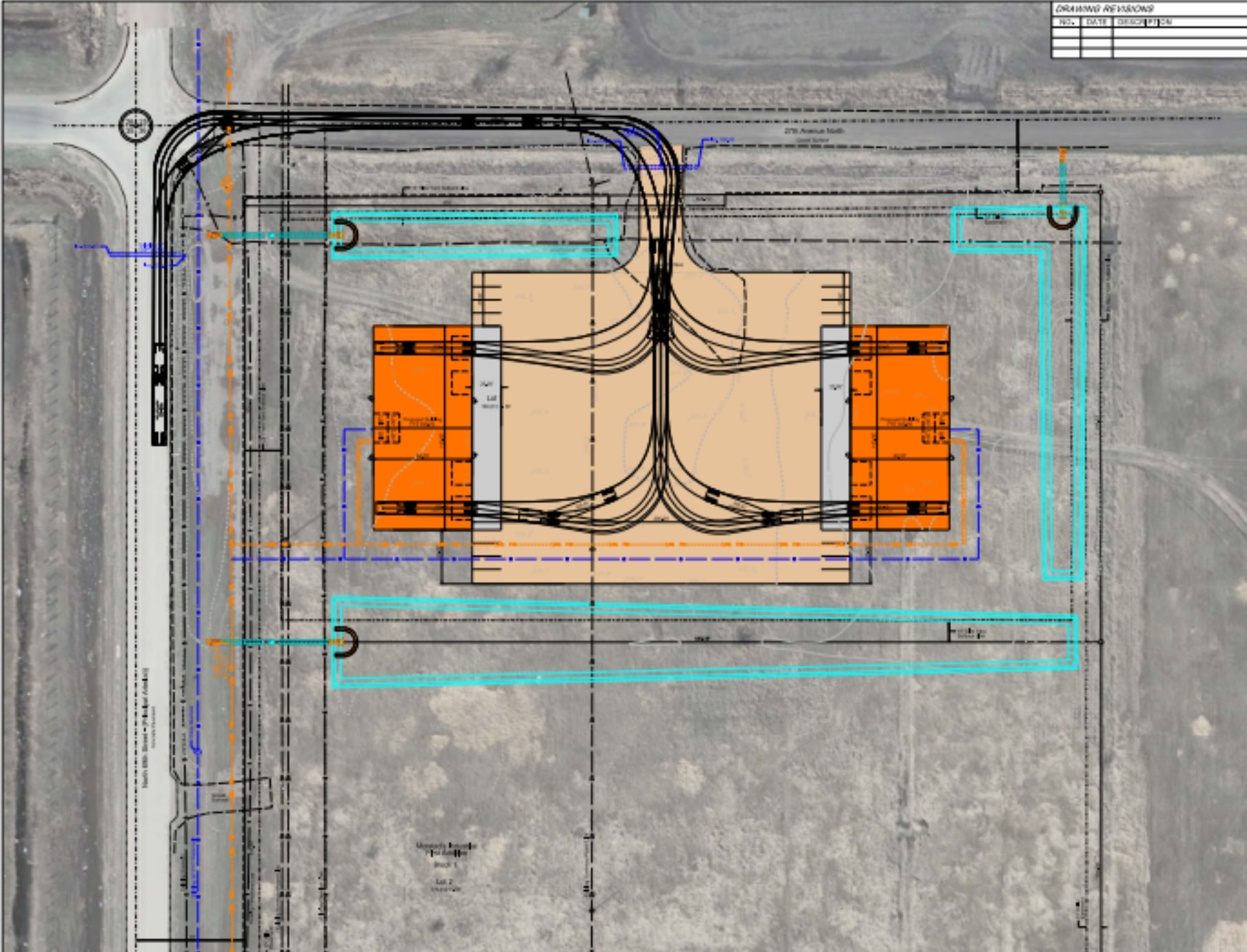


CLICK HERE!

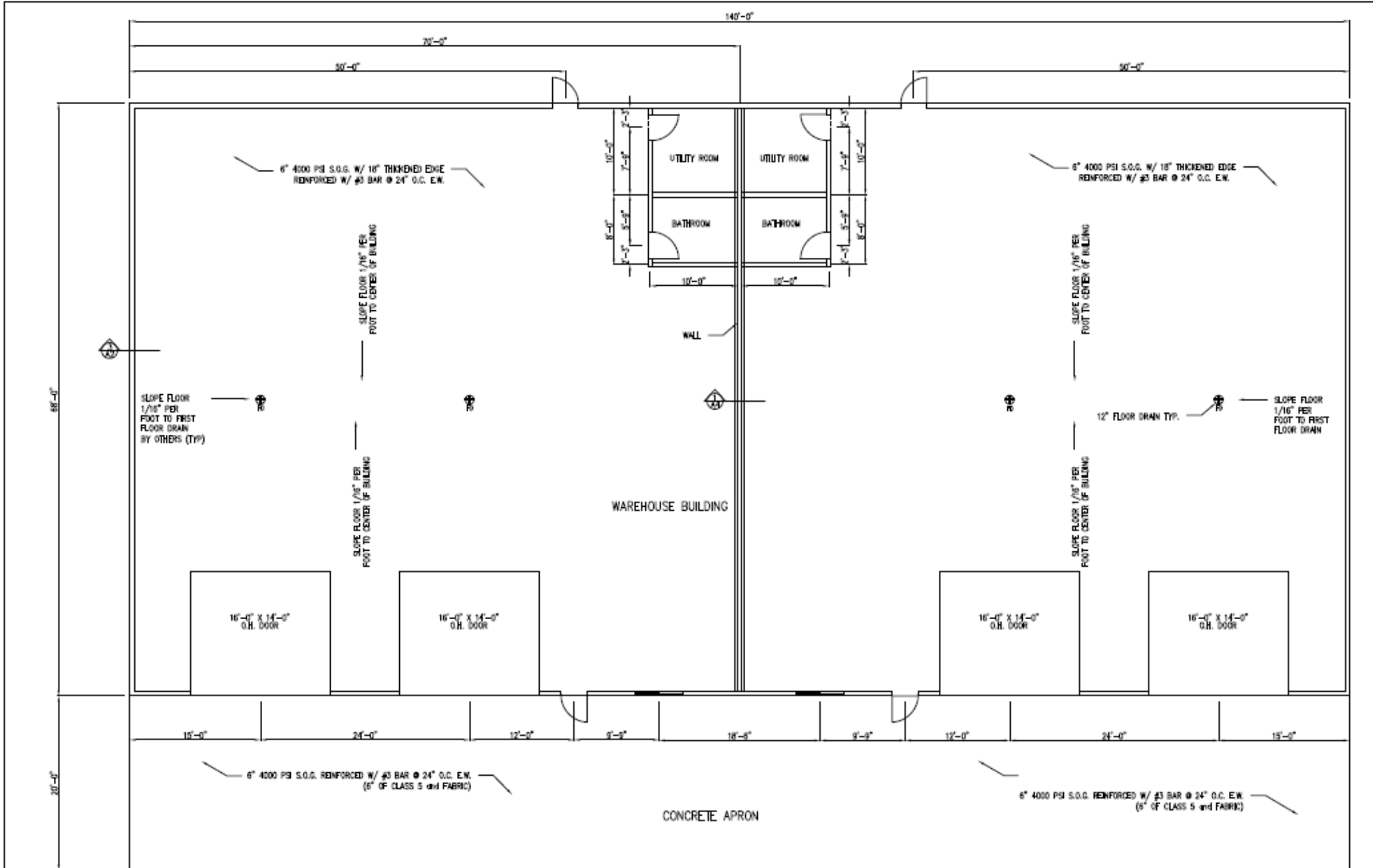


SITE PLAN SHOWING POTENTIAL SECOND BUILDING

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION



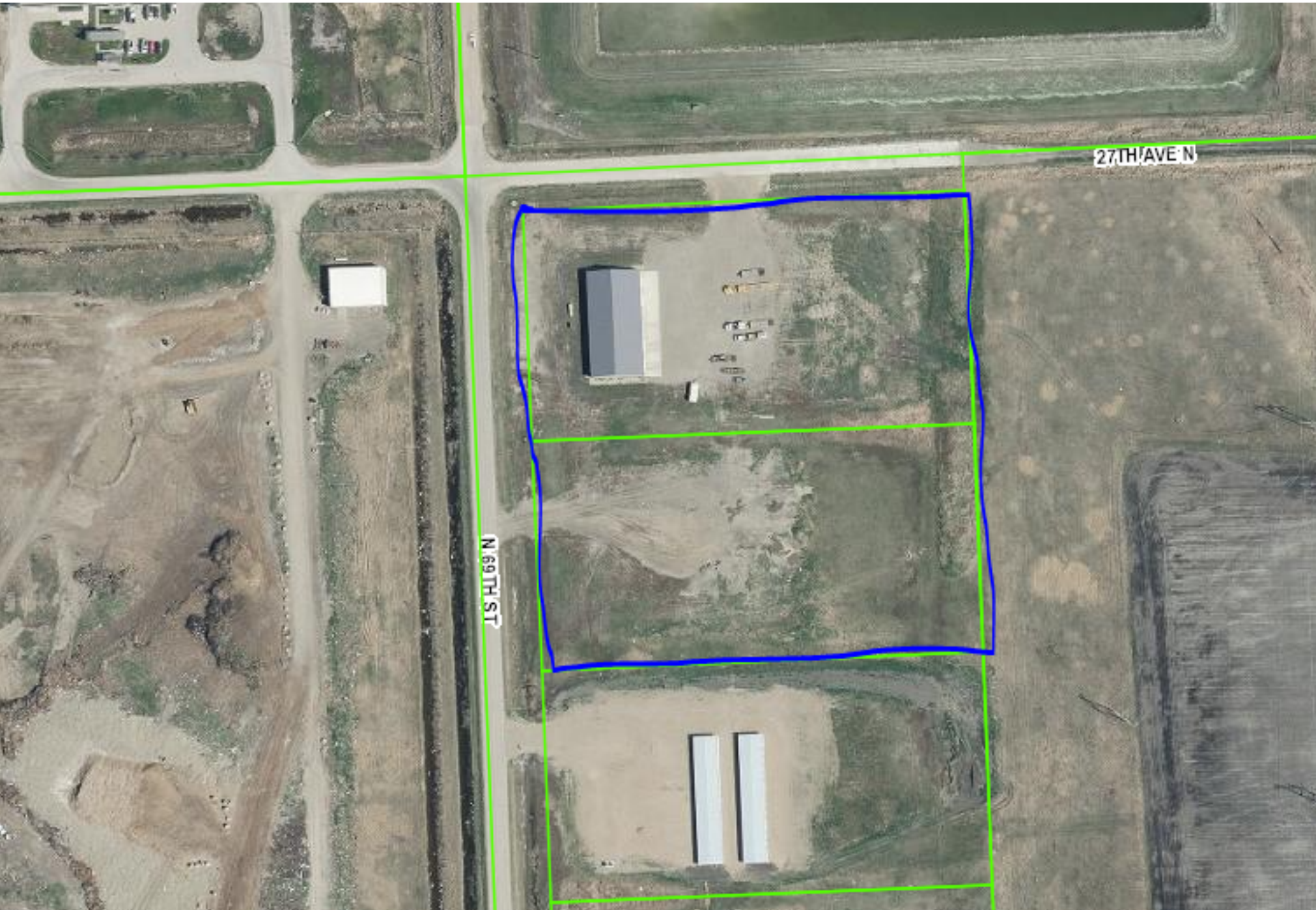
FLOOR PLAN



- GENERAL NOTES
1. 140'x88' BUILDING W/16'-0" SIDE WALLS
 2. 2x6 WALLS W/ EXTERIOR METAL WALL PANELS
 3. 4/12 PITCH METAL ROOF
 4. INSULATED WALLS & ROOF
 5. INTERIOR LINER PANELS ON WALLS 10' A.F.F.

1 FRONT ELEVATION
A1 3/32"=1'-0"

AERIAL PROPERTY OUTLINE



AREA OVERVIEW

Grand Forks is the 3rd most populous city in the U.S. state of North Dakota (after Fargo and Bismarck) and the county seat of Grand Forks County. According to the 2020 census, the city's population was 59,166. Grand Forks, along with its twin city of East Grand Forks, Minnesota, forms the center of the Grand Forks, ND-MN Metropolitan Statistical Area, which is often called Greater Grand Forks or the Grand Cities.

Located on the western banks of the north-flowing Red River of the North, in a flat region known as the Red River Valley, the city is prone to flooding. The Red River Flood of 1997 devastated the city. Originally called Les Grandes Fourches by French fur traders from Canada, who had long worked and lived in the region, steamboat captain Alexander Griggs platted a community after being forced to winter there. The post office was established in 1870, and the town was incorporated on February 22, 1881. The city was named for its location at the fork of the Red River and the Red Lake River.

Initially dependent on local agriculture, the city's economy has since broadened to include a wide variety of industries, including higher education, defense, health care, manufacturing, food processing, and scientific research. Grand Forks is served by Grand Forks International Airport and Grand Forks Air Force Base. The city's University of North Dakota is the oldest institution of higher education in the state. The Alerus Center and Ralph Engelstad Arena host athletic and other events, while the Empire Arts Center and Chester Fritz Auditorium are the city's largest cultural venues.

LOCATION HIGHLIGHTS:

- Major Employers include: University of North Dakota, Grand Forks Air Force Base, Altru Health System, Grand Forks Public Schools
- Located one block from Super Target
- Many national retailers in close proximity

DEMOGRAPHICS:

- Population 58,781
- Median Household Income: \$57,213