

FOR SALE OR LEASE

# Industrial Shop Condo

9815 Industrial Drive, Unit 108, Horace, ND 58047

MLS #25-861 & 25-862



## ABOUT THE PROPERTY

Spacious shop bay with 14' overhead garage door now available south of Horace. The unit includes a restroom, window, floor drain, ceiling fan, 200 amp single phase electrical panel, and LED light fixtures. It is 30' x 50'. No exterior storage.

UNIT SIZE:	1,500 SF
LEASE RATE:	\$9.00 PSF
SALE PRICE:	\$200,000
ESTIMATED CAM:	\$2.25 PSF Tenant pays utilities
ASSOCIATION FEES:	\$125.00/mo (estimated)

**AVAILABLE NOW!**



**JUSTIN GUSTOFSON, SIOR, CCIM, REALTOR®**

701-499-3875

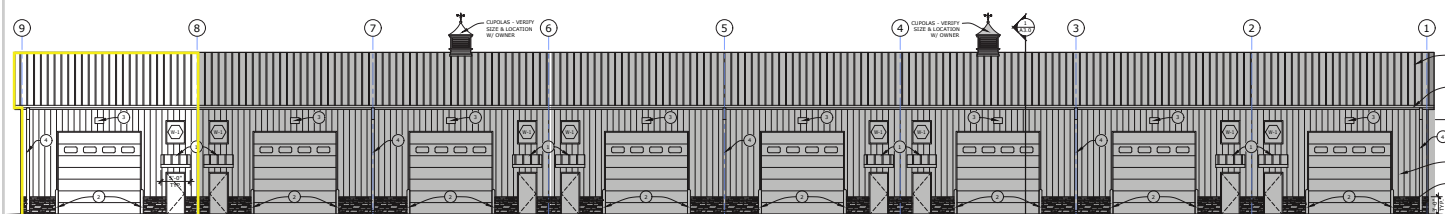
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

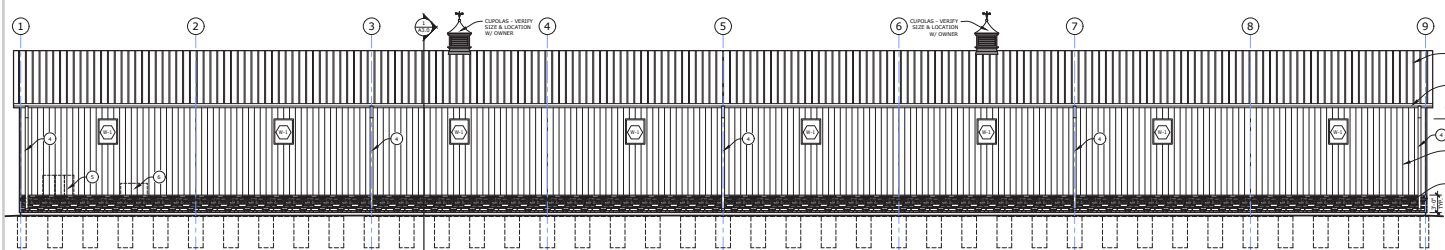




## Unit 108

① EAST (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"



② WEST (REAR) ELEVATION

SCALE: 1/8" = 1'-0"



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