

FOR SALE OR LEASE

# Concepts Industrial Shop Condos

9823 Industrial Drive, Horace, ND 58047

MLS #26-146 & 26-147



## ABOUT THE PROPERTY

Spacious shop bay with 14' overhead garage door is 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:	3,000 SF
LEASE RATE:	\$9.00 PSF
SALE PRICE:	\$400,000 (Double Unit)
ESTIMATED CAM:	\$2.25 PSF Tenant pays utilities
ASSOCIATION FEES:	\$125.00/mo (estimated)



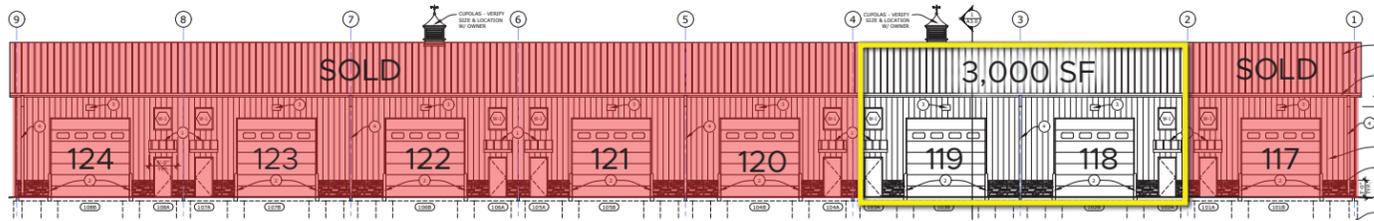
**JUSTIN GUSTOFSON, SIOR, CCIM, REALTOR®**

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Horace

County Road 17S

SITE

100th Ave S



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