

4252 16TH AVENUE NORTH
GRAND FORKS, ND 58203

MLS #25-705



RE/MAX
COMMERCIAL[®]

PROPERTY DESCRIPTION

Built in 2022, this commercial building is ideally situated just off Gateway Drive (Highway 2) and Interstate 29 in Grand Forks. The facility features 3- 14' x 14' overhead doors, a loading bay, concrete pad, and asphalt parking. Inside, you'll find a mezzanine level, office spaces, 3/4 bath, laundry hook ups, breakroom, and 2 toilet rooms. Showings begin June 15th.





PROPERTY FEATURES

SALE PRICE	\$3,300,000
LEASE RATE PSF/YR, NNN	?
EST. OPEX PSF/YR	?
BUILDING SQFT	11, 150
LOT SIZE DIMENSIONS	62,125.00
CLEAR HEIGHT RANGE	14”
NO. OF OVER-HEAD DOORS	4
DRIVE-INS	?
COLUMN SPACING	?
BUILDING DIMENSIONS	?
PARCEL NUMBER	44171900003000
LOT ACRES	1.43
ZONING	Commercial

PROPERTY HIGHLIGHTS

What highlights did you want
to feature here?





PROPERTY LOCATION



GRAND FORKS OVERVIEW

2024 POPULATION
59,845

HISTORICAL UNEMPLOYMENT
2023 Unemployment Rate: 1.6%
2024 Unemployment Rate: 2.2%

MEDIAN HOUSHOLD INCOME
\$63,838

HAVE BACHELOR'S DEGREE
OR HIGHER
39.2%

TOP 5 LARGEST EMPLOYERS
University of North Dakota
Altru Health System
Grand Forks Public Schools
Valley Senior Living
Walmart









KIMMY EFTA
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