

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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