

# For Sale: 12,700 SF Building

3100 8th Street S, Moorhead, MN 56560

MLS #25-574



**PROPERTY DESCRIPTION:** 12,700 SF freestanding building situated on a 0.84-acre lot along a well-traveled commercial corridor in Moorhead. The property features a 9,750 SF climate-controlled showroom with dropped ceilings, along with 2,500 SF of warehouse space offering 14' sidewalls and 24' peak height. The building will be delivered vacant at the time of sale, providing a great opportunity for owner-users or investors seeking a versatile, high-visibility property.

<b>PARCEL:</b>	58.060.0155	<b>2025 CONSOLIDATED TAXES:</b>	\$13,621.62
<b>PURCHASE PRICE:</b>	\$1,350,000	<b>2025 SPECIALS INSTALLMENT:</b>	\$1,030.38
<b>LOT SIZE:</b>	0.84 Acres (36,625 SF)	<b>ESTIMATED SPECIALS BALANCE:</b>	\$5,518.85
<b>TRAFFIC COUNT:</b>	19,478 AADT on 8th Street		
<b>BUILDING SIZE:</b>	12,700 SF (9,730 SF Retail, 450 SF Executive Office, and 2,520 SF Warehouse)		
<b>YEAR BUILT:</b>	2001		



PROPERTY RESOURCES GROUP

[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

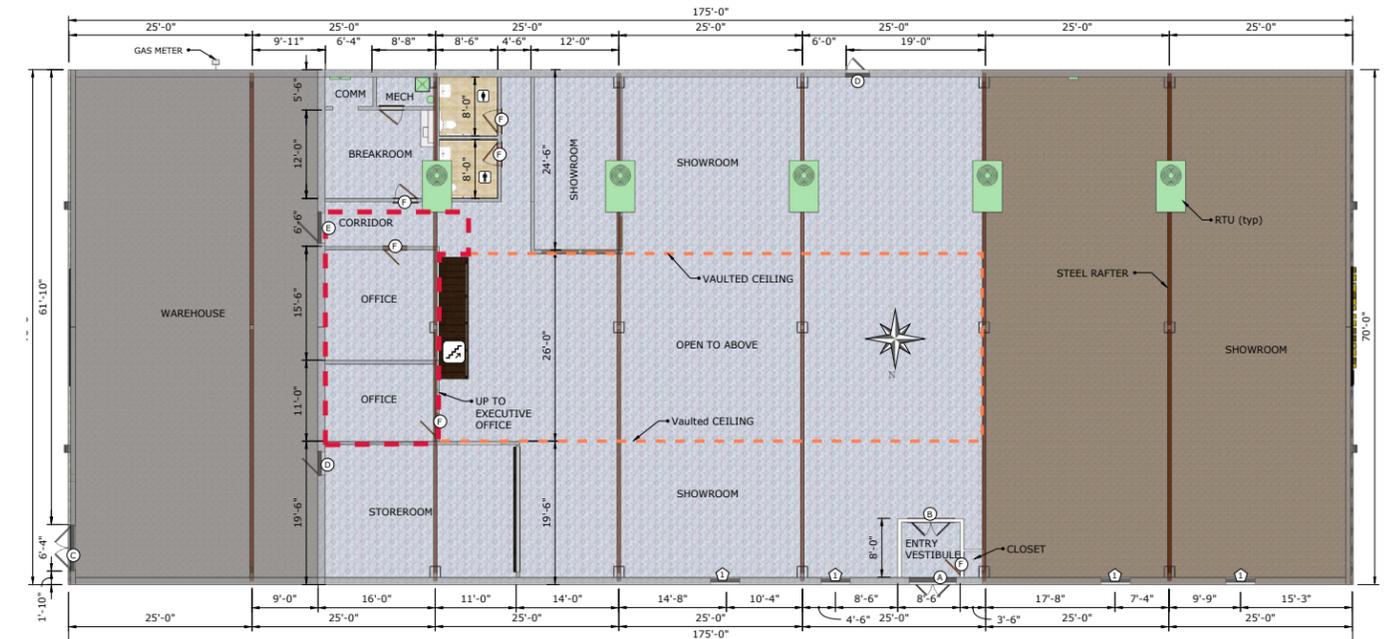
4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

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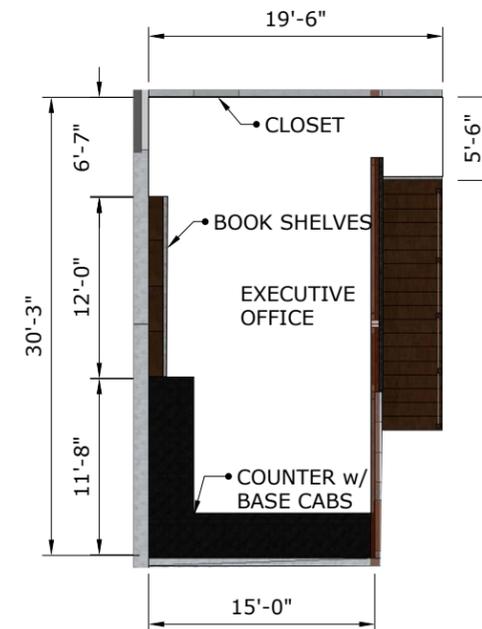
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## FLOOR PLAN MAIN FLOOR



## UPPER FLOOR



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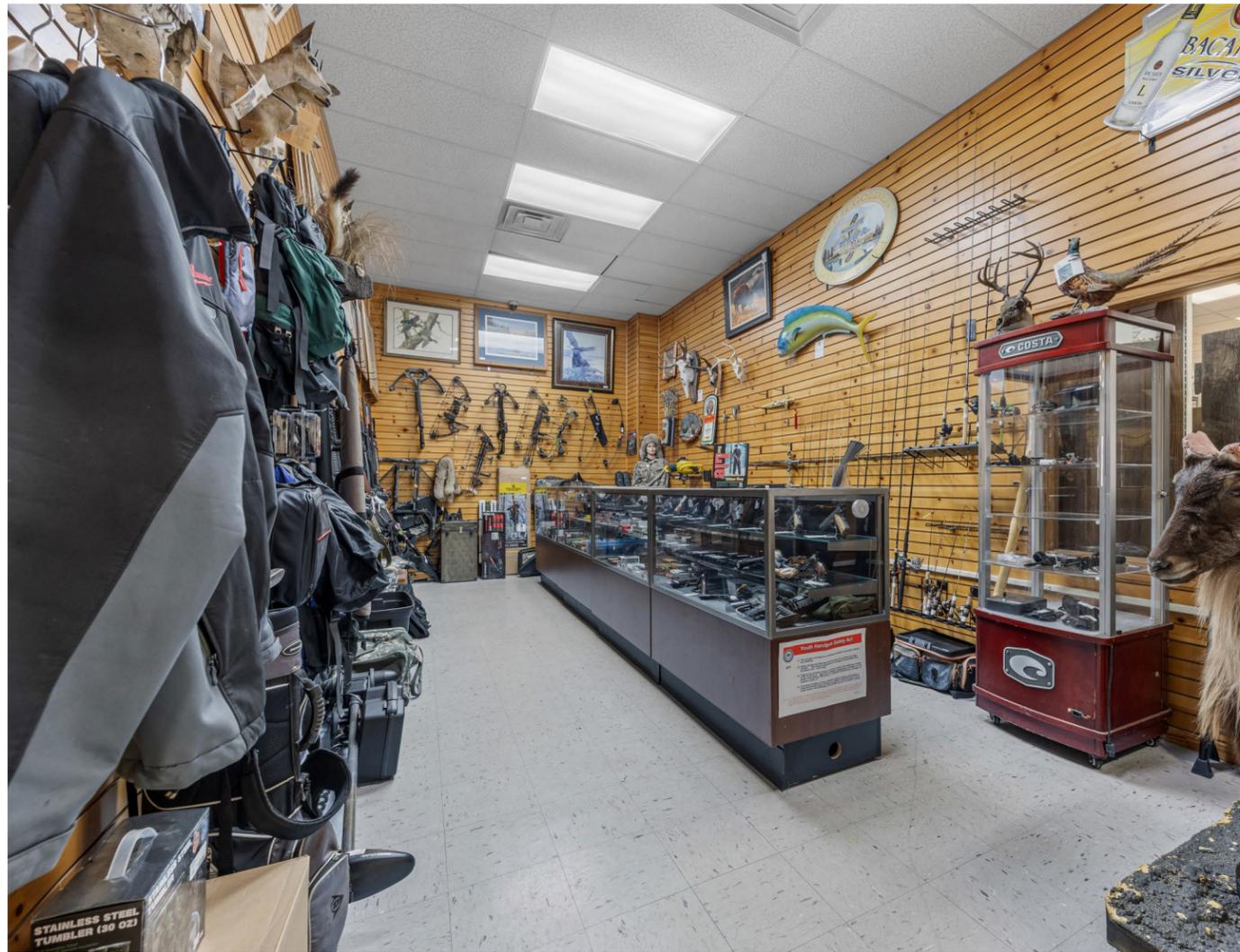


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