

Commercial Sites

Grand Forks ND

located near the interchange of Hwy 2 and I-29



Commercial Sites For Sale In Grand Forks ND

located near the interchange of Hwy 2 and I-29

Address: 5450 Gateway Drive (Lot 4)

Legal: Lot 4, Block 1, Myron's First Addition
PID#: 44-2337-00004-000
Lot Size: 2 Acres
Price: \$9psf

Address: 5370 Myron Avenue (Lot 3)

Legal: Lot 3, Block 1, Myron's First Addition
PID#: 44-2337-00003-000
Lot Size: 1.9 Acres
Price: \$9psf

Address: 5380 Myron Avenue (Lot 2)

Legal: Lot 2, Block 1, Myron's Addition
PID#: 44-2337-00002-000
Lot Size: 3.2 Acres
Price: \$6psf

Address: 1530 N. 55th Street (Lot 1)

Legal: Lot 1, Block 1, Myron's First Addition
PID#: 44-2337-00001-000
Lot Size: 3.9 Acres
Price: \$6psf

Address: Rural (currently zone ag, currently farmed)

Legal: Lot B of the Replat of the Lot 10, Block B, West Forks Too Subdivision,
Grand Forks, ND
PID#: 13-6303-00001-002
Lot Size: 9.88 Acres
Price: \$3psf

City Limits: Inside Grand Forks **Water:** City **Sewer:** City **Electric:** Excel **Gas:** Excel
Traffic Volume: Hwy 2 - 16,010 vehicles, N 55th St - 3,985 vehicles (per 2021 NDDOT)

Other site information:

- Continuous frontage road (Gateway Frontage) at south edge of property
- Lot is currently clear with no structures, but with a thin row of trees running east to west at the back of Lots 1&2.
- Existing billboard in southwest corner of Lot 4
- Existing streetlights on Myron Ave. (presume power has been extended to the property)
- Stormwater pond easement and pond (82x378) on Lot 1
- Phase 1 Environmental Site Assessment performed by Terracon Consultants, Inc. of Fargo, ND dated April 17, 2013
- Neighbors of interest: Walmart, RDO Trucks, TrueNorth Equipment (John Deere Dlr), Northwest Tire, Rydell Auto Outlet (GM dealer used car outlet)
- 5 minute drive to The University of North Dakota
- 5 minute drive to Grand Forks International Airport (GFK)
- 15 minute drive to Grand Forks Air Force Base & Grand Sky Aviation & Business Park