

INDUSTRIAL PROPERTY FOR SALE



UNIT 100

2637 12th St N, Fargo, ND 58102



LOGAN CARNEY

701.388.6982
logan@invest-re.com

FOR SALE OR LEASE

UNIT 100

2637 12th St N, Fargo, ND 58102



OFFERING SUMMARY

Sale Price:	\$634,858
Lease Rate:	\$8.00 PSF
CAM	\$1.83 PSF
TOTAL Square Feet	4950
Office Square Feet	2,700
Shop Square Feet	2,250
Year Built:	2018
Zoning:	Light Industrial

PROPERTY OVERVIEW

FOR SALE OR LEASE - SELLER FINANCING AVAILABLE!!!

Unit 100 is a unique storefront Office with attached shop located just north of the Fargo Dome, which includes a community Wash Bay with drive-through doors. The development is gated, with 8' fences and security cameras. SMART ACCESS: APP controlled security gate and garage door, with coded access to the shop. High-Speed Internet, Direct TV Access is also included in the CAM expenses: \$200 Month Value!

PROPERTY HIGHLIGHTS

- COMMUNITY WASH BAY: 20'x50' wash bay with TWO 360-degree booms to accommodate a truck and trailer.
- SMART ACCESS: App controlled security gate & garage doors - no key necessary!
- HIGH-SPEED INTERNET & DIRECT TV INCLUDED: \$ 200-month savings! NO
- PARKING: 6 Dedicated Parking Stalls – with plentiful shared parking available.
- SECURE: Gated Entrance, 8' High Perimeter Fencing, Security Cameras.



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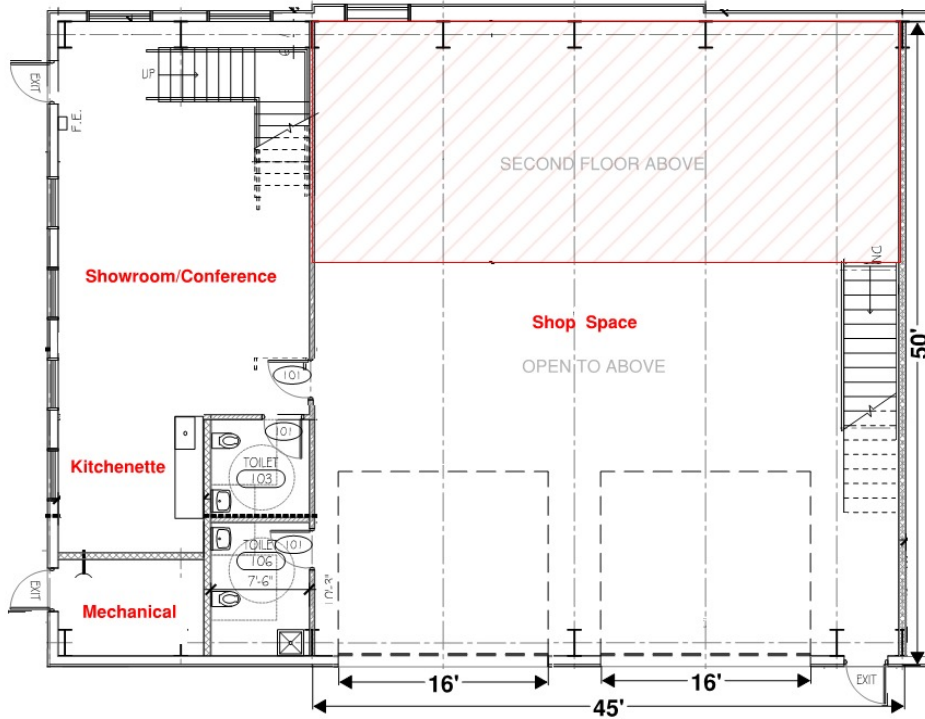
JBC Commercial
real estate

FLOOR PLANS

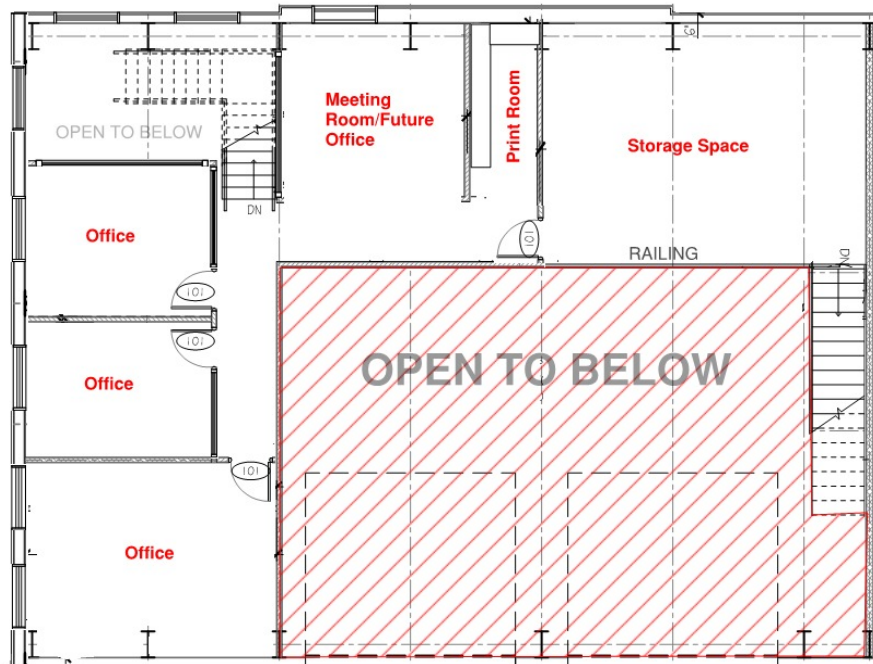
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(Not to Scale)

MAIN LEVEL: 3,250 SF



2ND LEVEL: 1,700 SF



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MAIN ENTRY STAIRWAY

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MAIN LEVEL CONFERENCE ROOM

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SECOND LEVEL OFFICE

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SHOP AREA: 45' X 50'

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WASH BAY

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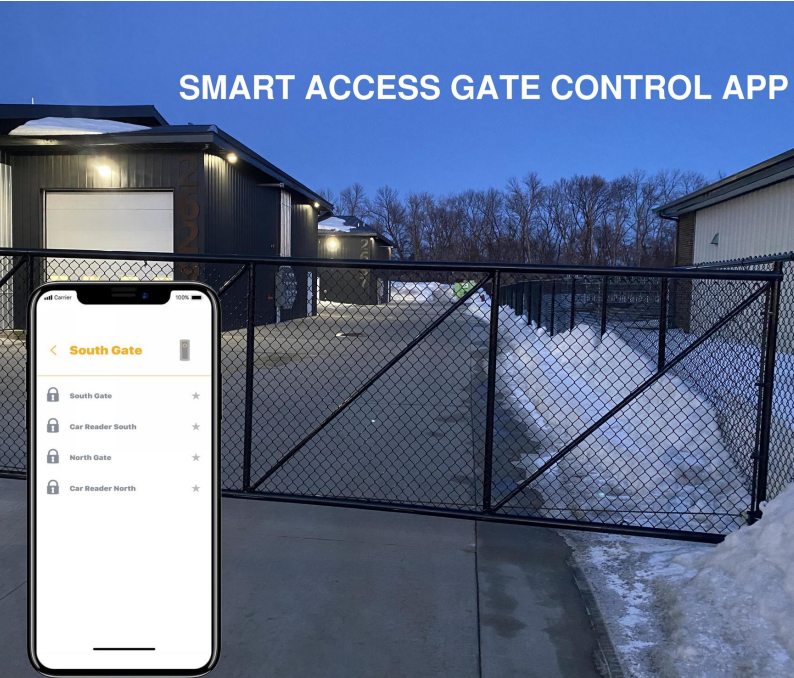
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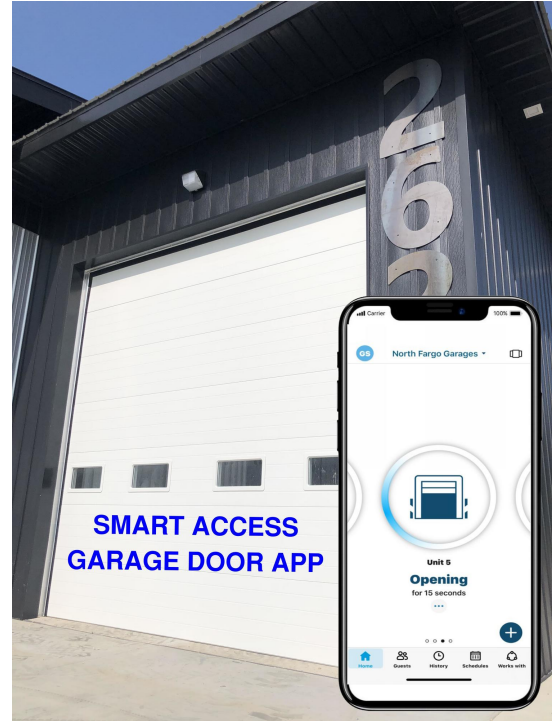
INCLUDED FEATURES

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SMART ACCESS GATE CONTROL APP



SMART ACCESS GARAGE DOOR APP



DTV INCLUDED!!!
DIRECTV



DOWNLOAD Mbps 137.80
UPLOAD Mbps 228.55

HIGH-SPEED INTERNET INCLUDED!!!!



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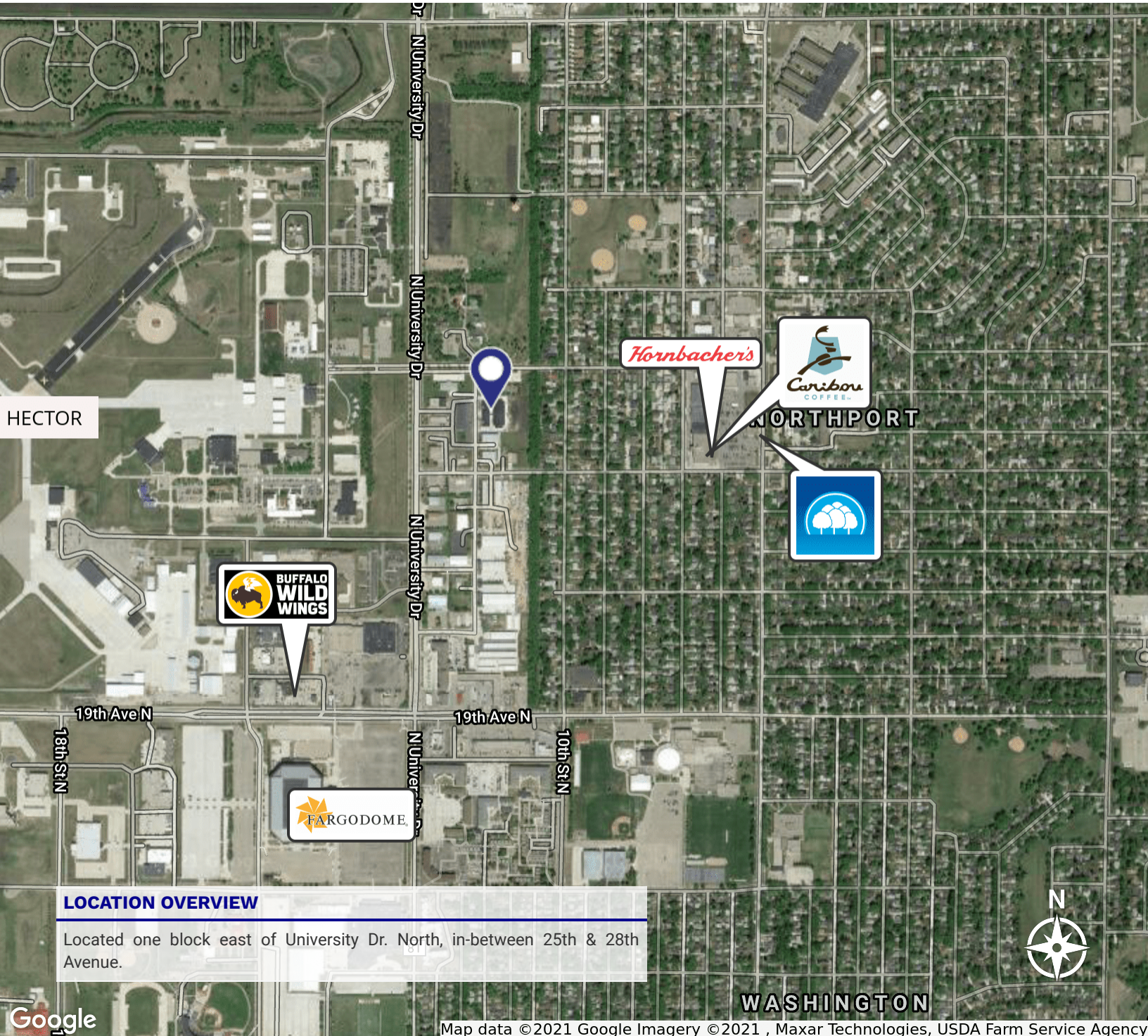
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