

FOR SALE OR LEASE

# Industrial Shop Condos

9827 Industrial Drive, Horace, ND 58047

MLS #24-568, #24-569, #26-148, & #26-149



PROPERTY DESCRIPTION: Spacious shop bays with 14' overhead garage doors are available just south of Horace. Each unit includes a floor drain, ceiling fan, 200 amp single phase electrical panel, and LED light fixtures. Some units include a mezzanine for an additional fee. Each space is 30' x 50' but double units are available. Units could be combined to provide ample storage or space for your hobbies. No exterior storage. Units include a bathroom.

INDIVIDUAL UNIT SIZE: 1,500 SF (3,000 SF Double Unit)

LEASE RATE: \$9.00 SF

PURCHASE PRICE: \$200,000 Single Unit  
\$400,000 Double Unit

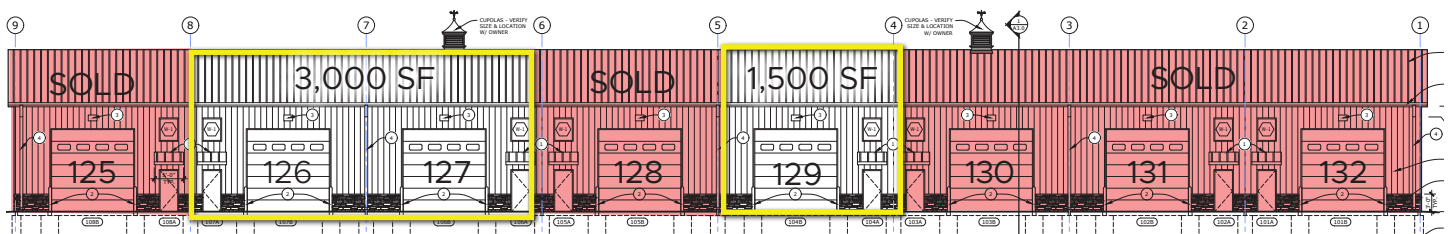
ESTIMATED CAM:

\$2.25 PSF

(Tenant pays utilities)

ASSOCIATION FEES:

\$125.00/mo (estimated)



**JUSTIN GUSTOFSON, SIOR, CCIM, REALTOR®**

701-499-3875

[justin@prgcommercial.com](mailto:justin@prgcommercial.com)

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

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

## Double Unit



## Single Unit



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