

INVESTMENT OPPORTUNITY

Multi-Tenant Industrial Property with Excess Land for Outdoor Storage or Expansion

2323 16th Avenue S, Moorhead, MN 56560

MLS #26-420



PROPERTY OVERVIEW:

Located at 2323 16th Ave S in Moorhead, MN, this multi-tenant industrial property presents an opportunity to acquire an income-producing property for under \$1,000,000. The property combines stable, diversified tenancy with potential upside through approximately 26,000 square feet of excess land, which could be used for outdoor storage income or a future building addition. A 3,400-square-foot shop space is currently vacant for a possible owner/user to occupy a turnkey industrial space while receiving income from the other existing tenants.

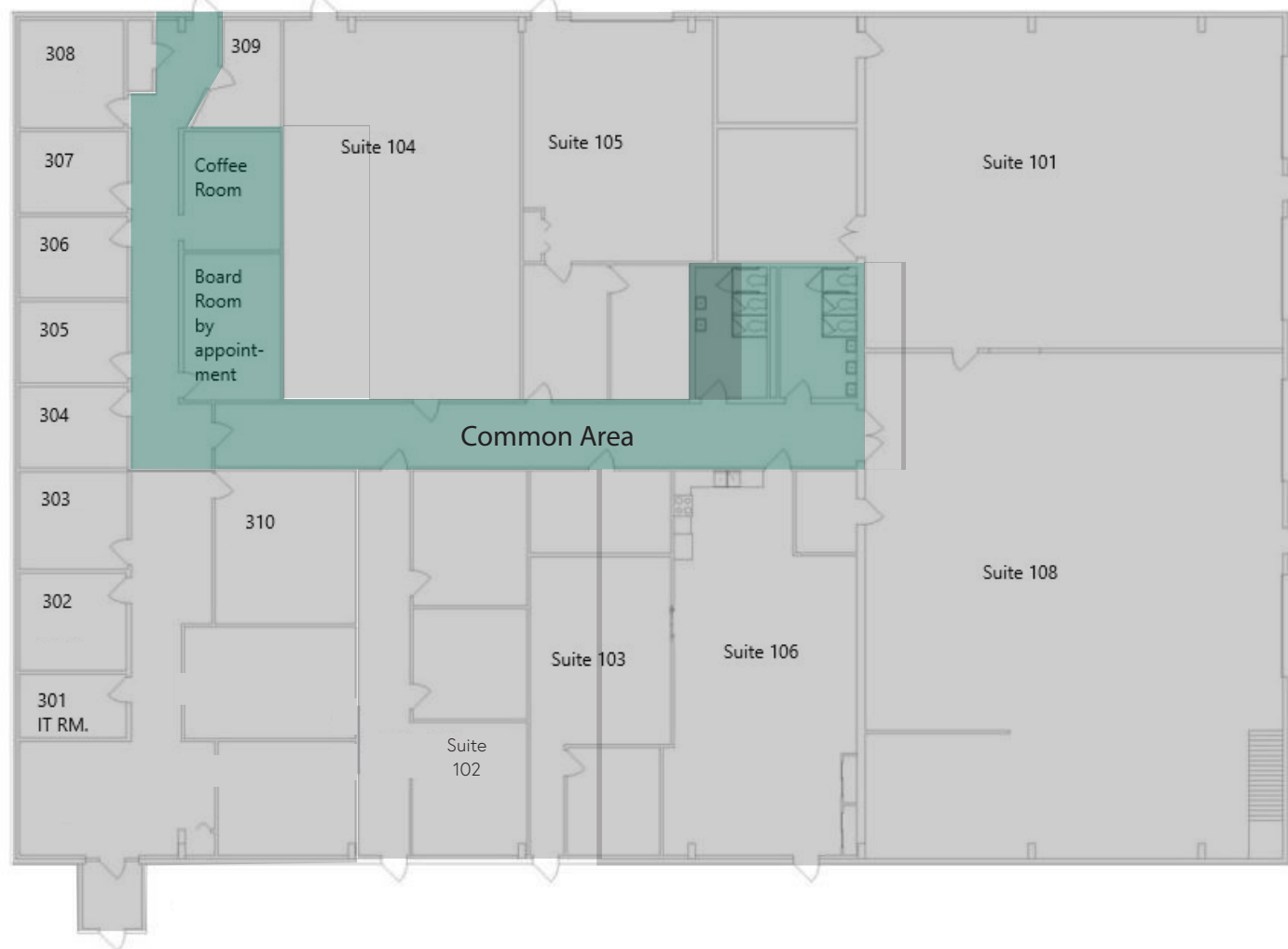
PROPERTY TYPE:	Multi-Tenant Industrial
ASKING PRICE:	\$875,000.00
2025 NOI CAP RATE:	7.6% (inclusive of excess land)
YEAR BUILT:	1973
SPACE AVAILABLE:	Excess Land ± 26,000 SF (outdoor storage or building addition potential) Vacant Shop Space 3,400 SF — ideal for an owner/user



www.PropertyResourcesGroup.com
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FLOOR PLAN



INVESTMENT HIGHLIGHTS

- Below-Market Pricing: A hard-to-find industrial investment opportunity priced at \$875,000, below the assessed value of \$904,500.
- Strong Cap Rate: 2025 net operating income reflects a 7.6% cap rate, inclusive of the value attributable to the excess land.
- Excess Land for Growth: Approximately 26,000 SF of additional land provides flexibility for outdoor storage income or a future building expansion, adding upside beyond current in-place cash flow.

TAX INFORMATION

ASSESSED VALUE:	\$904,500.00
2026 PROPERTY TAX BEFORE SPECIAL ASSESSMENTS:	\$14,471.53
2026 SPECIAL ASSESSMENTS:	\$818.47
ESTIMATED REMAINING SPECIALS:	\$1,751.49



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