

INDUSTRIAL SHOP AND OFFICE FOR SALE OR LEASE

214 12th Street NW, West Fargo, ND 58078

MLS #25-824 & 25-825



PROPERTY DESCRIPTION:

For Sale Information:

18,452 SF Industrial property for sale. There has been numerous improvements made since Seller purchased the property. There is currently approximately 8,070 SF available for new buyer, or to be leased to new tenant, and includes 3 restrooms, but no specific office area. The remainder of the property is leased to a long term tenant with a renewed lease through June 30th, 2034. The tenant currently leases 7,982 SF with a rent increase in years 6-10, the tenant and Seller have agreed to a future expansion of 2,400 SF when current owner/occupant moves out and would be coterminous with the current lease term. Seller has agreed to finance \$75,000.00 of TI costs at 8% interest for the first 60 month term of the lease, the \$75,000 will need to be paid by the new buyer, in addition to the sale price.

For Lease Information:

Approximately 8,070 SF available for lease with 16'-14' sidewall height. Dedicated road easement between this building and property to the North, parking in front of lot to be shared with the Healthy Paws tenant. There is also an easement with Fargo Truss on the back (West) of the lot. The shop has heat and air conditioning.



BRAD STURN | REALTOR®

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FOR SALE PROPERTY DETAILS:

PURCHASE PRICE:
\$1,600,000

BUILDING SIZE:
18,452 SF

LOT SIZE:
1.55 Acres

PARCEL:
02-0804-00020-000

ZONING:
Light Industrial

YEAR BUILT:
1980

2024 CONSOLIDATED TAXES:
\$24,118.45

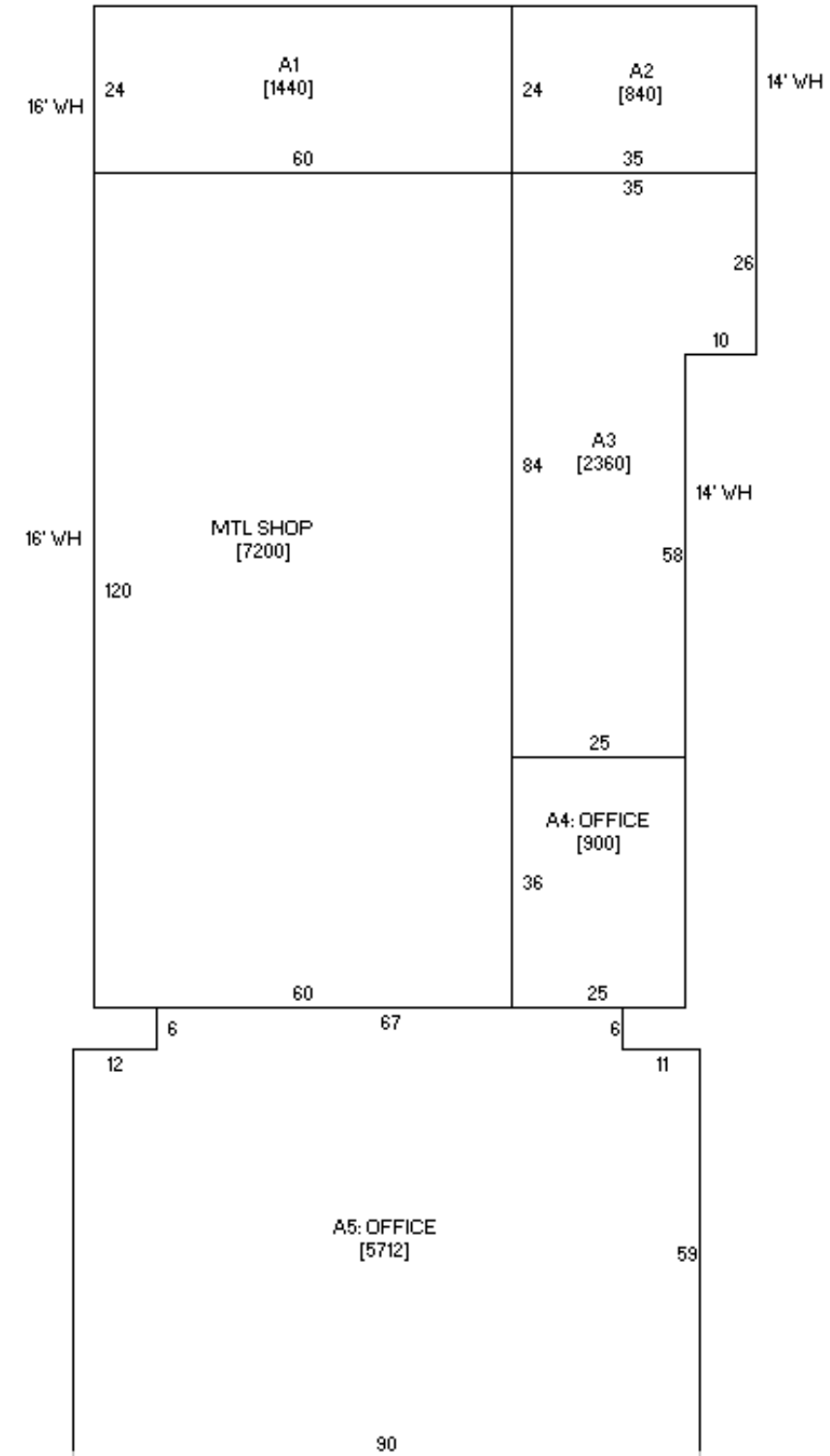
2024 SPECIALS INSTALLMENT:
\$3,343.68

ESTIMATED REMAINING SPECIALS:
\$37,606.54

DRAINS:
\$1,136.92



FLOOR PLAN: APPROXIMATE LAYOUT



BUILDING IMPROVEMENTS:

- Guttled the rear warehouse, removed false ceiling and 27 separate rooms.
- Removed main boiler system, put in 4 new Reznor units and added separate boiler system for the front vet office.
- Put up new tin in main warehouse, split it into 2 sheets...bottom always get banged up so would be easier to replace the bottom panel vs whole thing.
- Built new office with small conference room and separate HVAC in warehouse with new entry door.
- Installed security cameras
- Scraped and filled entire back lot with crushed concrete, built access for Fargo Truss so they would not have to use the street any longer.
- 2 new overhead doors
- Roof on warehouse and front vet clinic was redone 3 years prior to my purchase. (purchased by current owner in 2022)
- Maintenance done on backup generator, entire building will run with 3 phase
- Ran new electrical throughout with panels.
- New water heaters in warehouse bathrooms and added basin tub.
- All new toilets throughout the whole building, vet clinic included.



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FOR LEASE PROPERTY DETAILS:



BUILDING SPACE FOR LEASE:

Approximately 8,070 SF

LOT SIZE:

Approximately 40,000 SF (Shared)

BASE LEASE RATE:

\$8.25 SF

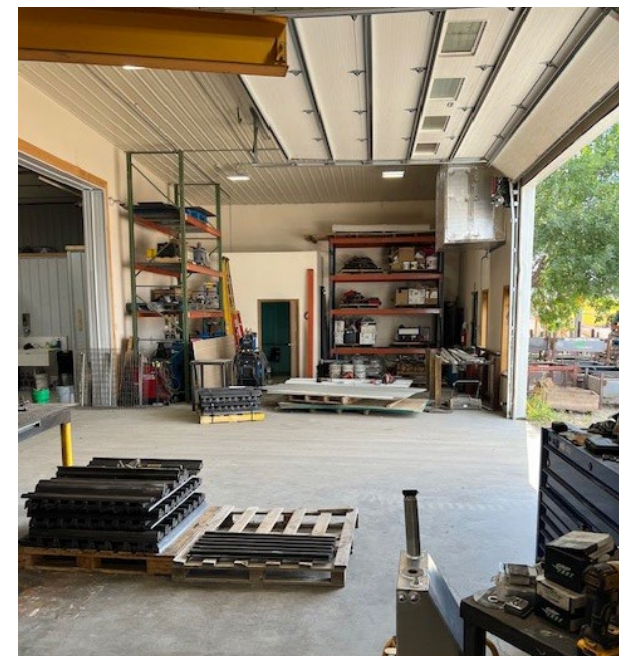
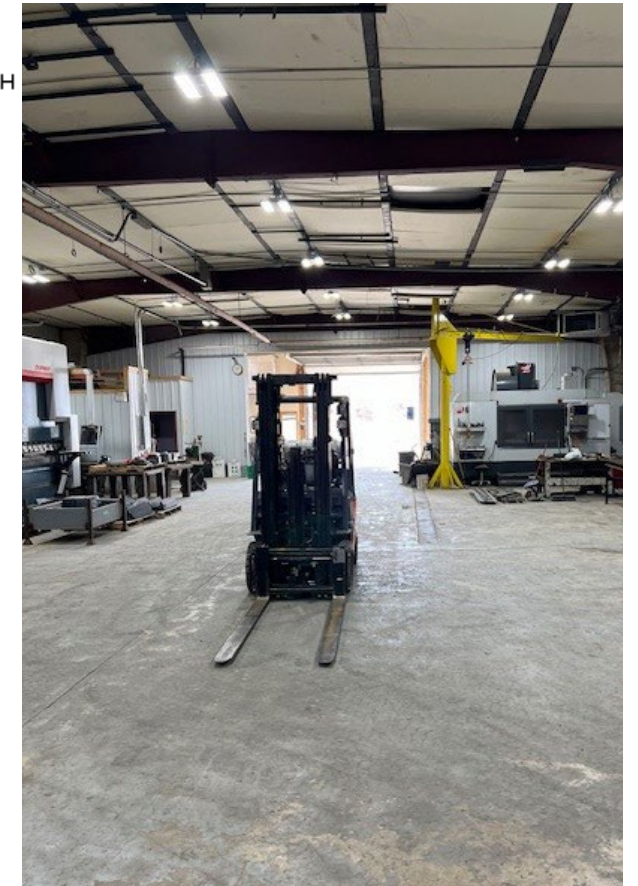
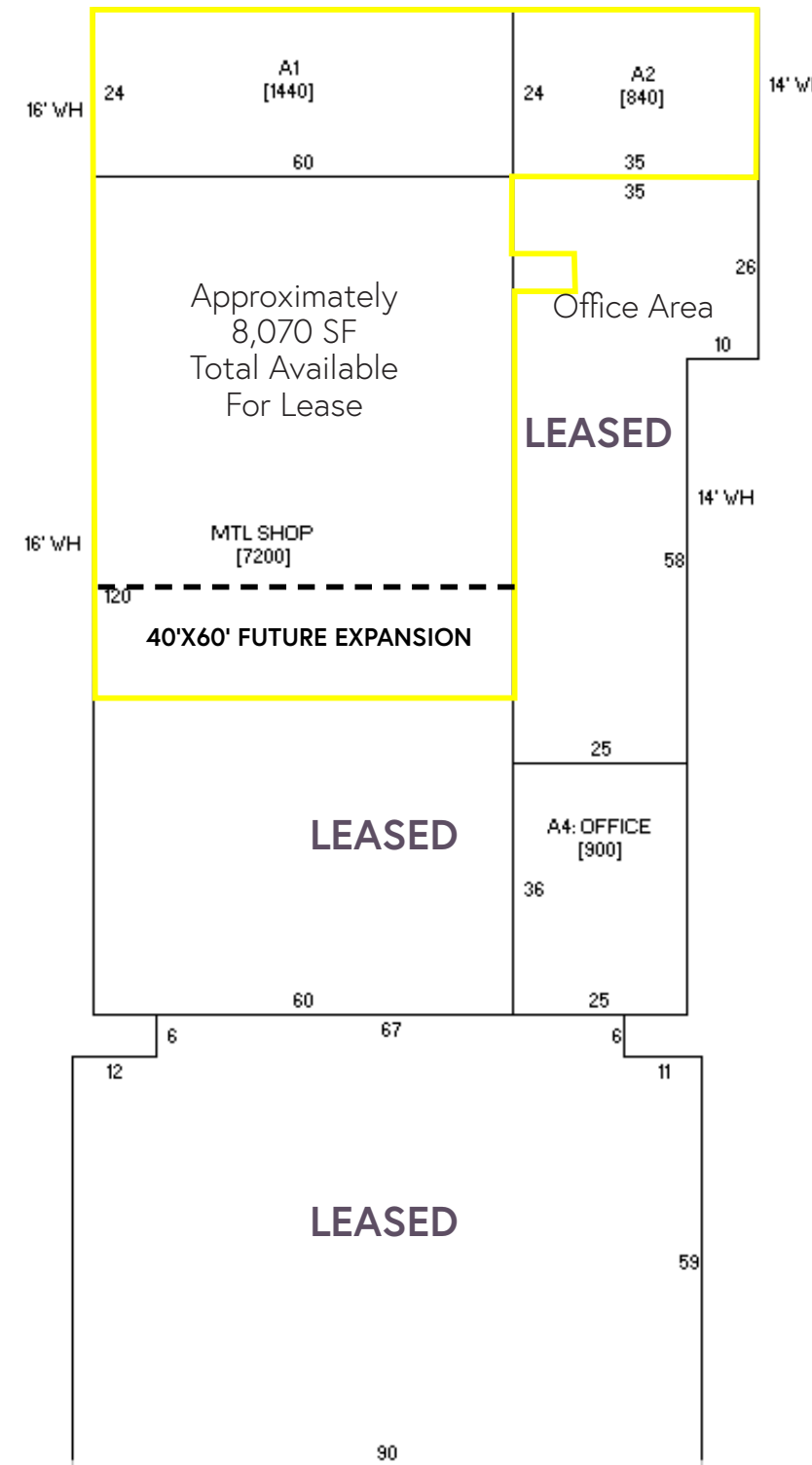
ESTIMATED CAM RATE:

\$2.35 SF

Includes:

- Property Taxes
- Special Assessment Installment
- Owner Property Insurance
- Snow Removal Estimate

FLOOR PLAN: APPROXIMATE LAYOUT



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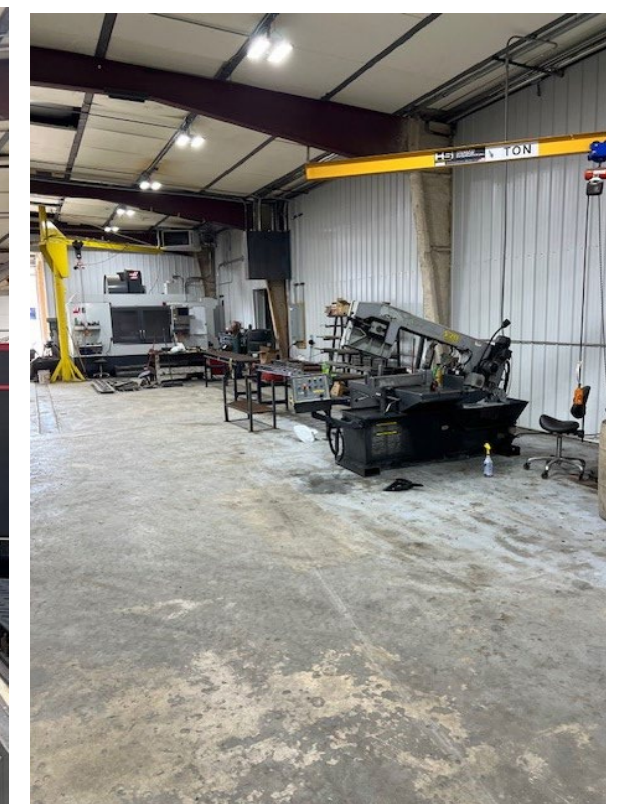
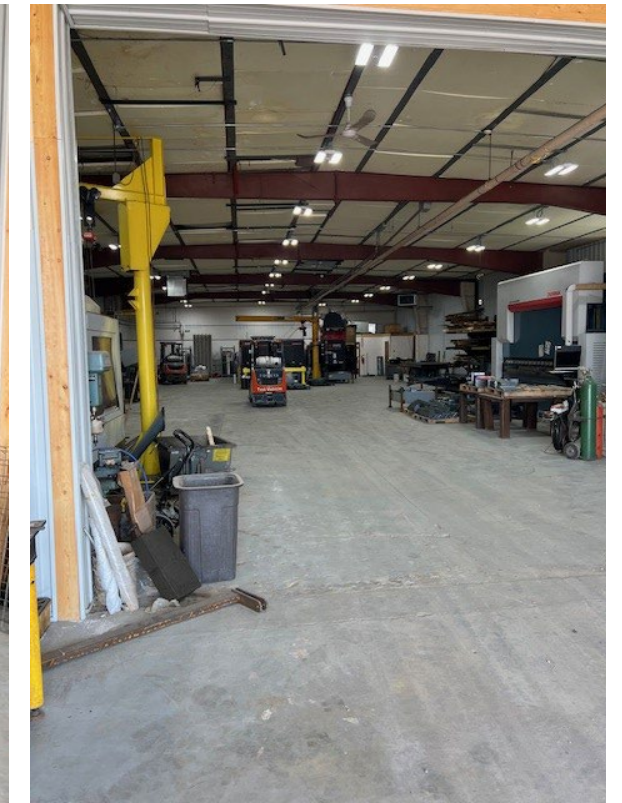
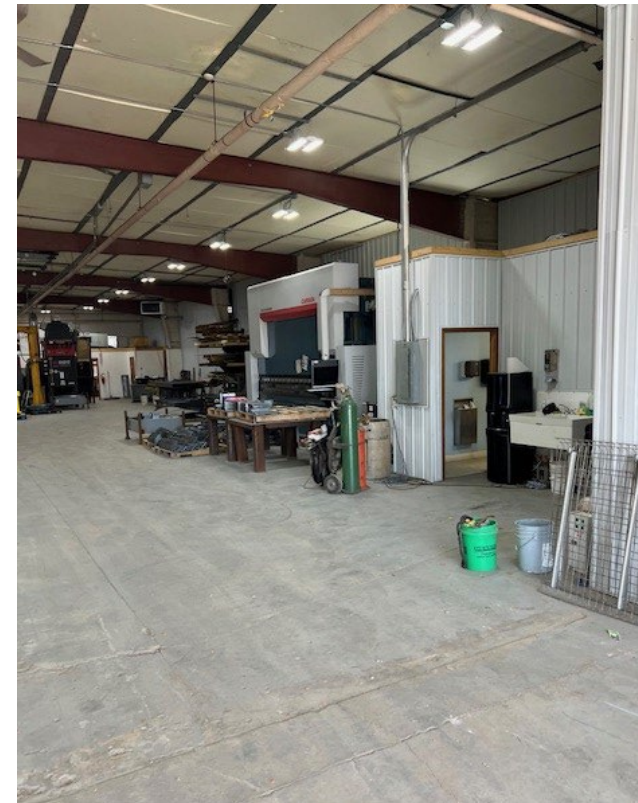
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