

SHOP/OFFICE PORTFOLIO FOR SALE

1800, 1810, 1814, 1822 and 1828 23rd Street S, Moorhead, MN 56560

MLS #26-556



PROPERTY DESCRIPTION: One of a kind opportunity purchase contiguous parcels in the Moorhead boasting 5 buildings with a total of 33,620 SF on 2.65 AC of land which is predominantly concrete. Combination of office, shop and warehouse. Great opportunity for an Owner/Occupant or Investor.

PURCHASE PRICE: \$2,850,000

SPACE RANGE AVAILABLE: 33,620 SF

TOTAL LAND: 115,729 SF (2.65 acres)

PARCELS: 58.504.0115 and 58.504.0090

PROFORMA RENT ROLL TOTALS:

PPSF: \$7.25 **RENT/YEAR:** \$243,661 **RENT/MONTH:** \$20,305



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

SITE OVERVIEW



1800 23rd Street S (Building 1)



- 6,620 SF**
200 amp, single phase, 120/240
- UNIT A: OFFICE UNIT SIZE:**
1,260 SF (16' x 40' on each floor)
- Main floor: lobby, 2 bathrooms, 1 office, spiral stairs
 - Second floor: lobby, 1bathroom, one office, Heat & AC
- UNIT B: HEATED SHOP UNIT SIZE:**
1,760 SF (44' x 40')
- 1 - 10'w x 12'h OHD, Large mezzanine
- UNIT C: COLD STORAGE UNIT SIZE:**
3,600 SF (72' x 50')
- 2 - 12h x 10w OHD,
 - 12' Side Walls,
 - Open truss ceiling, no insulation

Type	SF	PPSF	Rent/YR	Rent/M
Unit A: Office	1,260	\$7.50	\$9,450	\$787.50
Unit B: Heated	1,760	\$6.50	\$11,440	\$953.33
Unit C: Cold	3,600	\$4.50	\$16,200	\$1,350
Total:	6,620	\$5.60	\$37,090	\$3,090.83





PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

1810 23rd Street S (Building 2)



8,300 SF
100 amp single phase 120/240, 6"+ concrete, one gas meter, on electrical meter with Building 4

UNIT D: HEATED WAREHOUSE UNIT SIZE: 3,500 SF (70' X 50')

- Three trench drains and oil trap
- Bathroom
- 3 - 12'w x 14'h OHDs
- 16 Side Walls
- Insulated, liner panel, heated

UNIT E: HEATED WAREHOUSE UNIT SIZE: 4,800 SF 96' x 50'

- 4 - 12w' x 14'h OHDs
- 16 Side Walls
- Insulated, liner panel, heated
- Attached to Unit D with bathrooms and floor drains

Type	SF	PPSF	Rent/YR	Rent/M
Unit D: Heated	3,500	\$7.25	\$25,375	\$2,114.58
Unit E: Heated	4,800	\$7.25	\$34,800	\$2,900
Total:	8,300	\$7.25	\$60,175	\$5,014.58



1814 23rd Street S (Building 3)



6,000 SF
Power: 3 - 100amp meters, 120/240v single phase, can hook up 800 amp, 3phase (277/480 - three phase in Unit G)

UNIT F: OFFICE / HEATED SHOP UNIT SIZE: 1,500 SF (30' X 50')

- Office and bathroom on main level, 2nd office and bathroom on mezzanine
- Floor drain
- 12'w x 14'h OHD
- Connects to Unit G
- 16' Side Walls
- Block walls, Concrete ceiling

UNIT G: HEATED WAREHOUSE UNIT SIZE: 2,500 SF (50' X 50')

- 480 volt transformer could be hooked
- 12'w x 14'h OHD
- Connects to Unit F with bathroom and office.
- 16' Side Walls
- Block walls, Concrete ceiling

UNIT H: HEATED WAREHOUSE UNIT SIZE: 2,000 SF (40' X 50')

- 12'w x 14'h OHD
- 16' Side Walls
- Block walls, Concrete ceiling

Type	SF	PPSF	Rent/YR	Rent/M
Unit F: Office/Heated	1,500	\$6	\$9,000	\$750
Unit G: Heated	2,500	\$6	\$15,000	\$1,250
Unit H: Cold	2,000	\$4.50	\$9,000	\$750
Total:	6,000	\$5.50	\$33,000	\$2,750



www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com



www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

1822 23rd Street S (Building 4)



8,200 SF
200 amp, three phase 120/209, one meter that also feeds Building 2

- UNIT I: OFFICE UNIT SIZE: 3,000 SF (60' X 50')**
- Nice office space with reception and storage
 - 6 large offices
 - Conference room
 - Lunch room
 - Mens and women's bathrooms

- UNIT J: HEATED WAREHOUSE / BREAK ROOM UNIT SIZE: 2,400 SF (48' X 50')**
- Large break room
 - Two bathrooms each with toilet and urinal
 - Washer / Dryer
 - 1 - 12'w x14'h OHD
 - 16' Side Walls
 - Insulated, liner panel, heater
 - Floor drain

- UNIT K: HEATED WAREHOUSE UNIT SIZE: 2,800 SF (56' X 50')**
- 2 - 12'w x14'h OHDs
 - 16' Side Walls
 - Insulated, liner panel, heater
 - Floor drain

Type	SF	PPSF	Rent/YR	Rent/M
Unit I: Office	3,000	\$12	\$36,000	\$3,000
Unit J: Office/Heated	2,400	\$8	\$19,200	\$1,600
Unit K: Heated	2,800	\$8	\$22,400	\$1,866.67
Total:	8,200	\$9.46	\$77,600	\$6,466.67



1828 23rd Street S (Building 5)



- UNIT L: HEATED SHOP with OFFICE UNIT SIZE: 4,500 SF**
- 12'w x 14'h OHD and 12'w x 12'h OHD
 - 16' side walls
 - Floor drain
 - Back sections could be subdivided
 - Ceiling fans
 - Break room, bathroom, office with AC
 - Mezzanine for storage above
 - Heated
 - 200 amp 3 phase

Leased for \$35,796/year



www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.