

Restaurant/Retail Space for Lease

1970 S COLUMBIA ROAD, GRAND FORKS, ND 58201

MLS #24-297



PROPERTY DESCRIPTION: The property is located directly on Columbia Road, which is a major arterial of Grand Forks. The vacant space is fully built out and looks brand new.

LEASE RATE:	\$22.00 PSF
ESTIMATED CAM:	\$6.42 PSF
AVAILABLE RSF:	2,833 SF (Former Famous Dave's Quick 'Que)
BUILDING SIZE:	20,996 SF
YEAR BUILT:	2017
TRAFFIC COUNT:	Over 27,000 vehicles per day on Columbia Road
PARCEL:	44.1333.00002.001



PROPERTY RESOURCES GROUP

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

MATT OLSON | CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

DANE TOLLEFSON | REALTOR®
701.499.3864
dane@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
4609 33rd Ave S, Suite 400,
Fargo, ND 58104
www.PropertyResourcesGroup.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.

MATT OLSON | CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

DANE TOLLEFSON | REALTOR®
701.499.3864
dane@prgcommercial.com

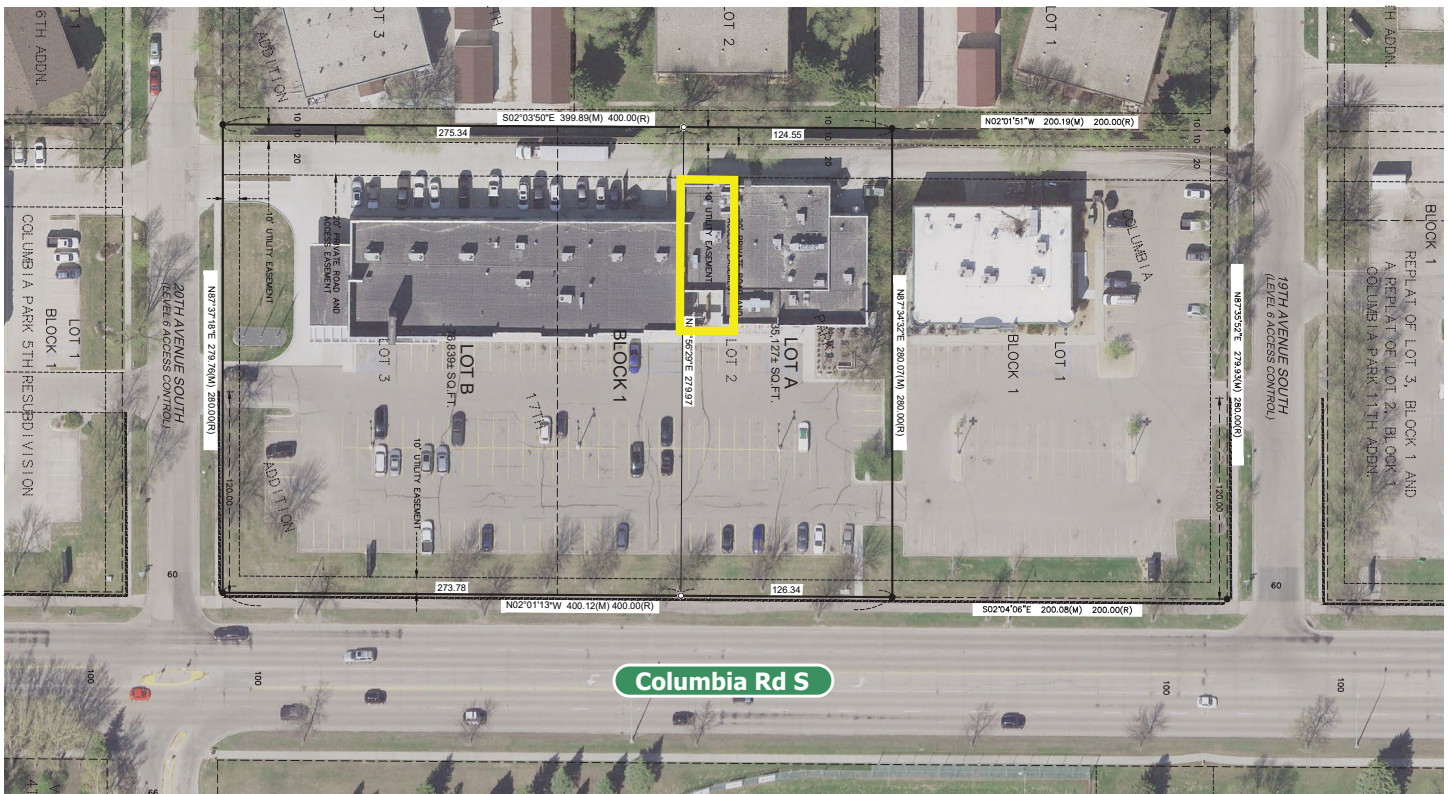


PROPERTY RESOURCES GROUP
4609 33rd Ave S, Suite 400,
Fargo, ND 58104
www.PropertyResourcesGroup.com

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.

MATT OLSON | CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

DANE TOLLEFSON | REALTOR®
701.499.3864
dane@prgcommercial.com



PROPERTY RESOURCES GROUP

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

MATT OLSON | CCIM, SIOR, REALTOR®
 701.499.3921
matt@prgcommercial.com

DANE TOLLEFSON | REALTOR®
 701.499.3864
dane@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.