## North Central

# For Sale or Lease Retail Building



### 421 Gateway Drive NE, East Grand Forks MN

Sale Price: Lease Rate:

\$2,200,000 \$ 4.25 PSF NNN

#### **Property Highlights**

Building size: Year built: Lot size: Parcel: Legal: Zoned: 2019 RE Taxes: 2019 Specials: 41,454 SF 1989 3.64 Acres (158,558 SF) 83.03116.00 Lot 2 Block 2 Gateway East Addition Commercial \$22,190.88 \$ 1,999.10

#### **Property Information**

- 14' clear to bottom of ceiling tile
- 19' clear height
- Sprinkled
- Column support is 50' OC
- 17'x62' vestibule and entry
- Dock door
- Large parking lot
- 5-10 year Lease options
- Great visibility from Gateway Dr NE (Hwy 2) and near Central Ave NW
- Tenant pays all utilities, snow removal, lawn care, real estate taxes and insurance
- Neighboring Businesses: Fairfield Inn & Suites, East Grand Inn, Hugo's Family Marketplace, Hugo's Wine & Spirits, Tesoro, East Grand Forks Civic Center, Health Mart Pharmacy, Polk County Social Services Center, Subway, Casa Mexico, Domino's Pizza and McDonald's



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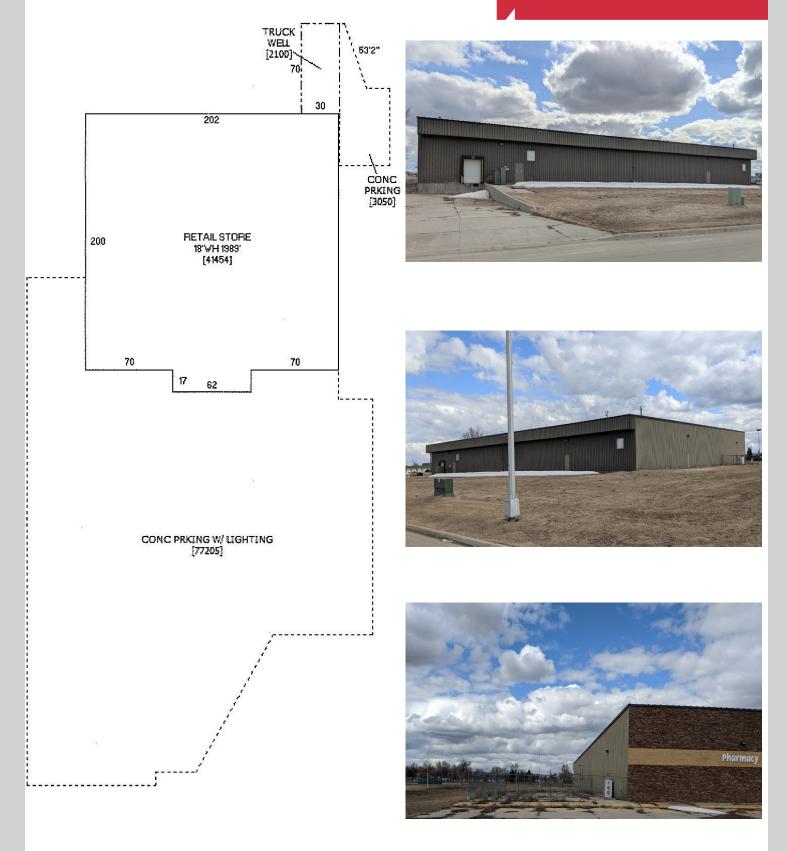




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