



421 Gateway Drive NE, East Grand Forks MN

Sale Price: \$2,200,000
Lease Rate: \$ 4.25 PSF NNN

Property Highlights

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



Richard Snyder

Agent
+1 701 238 7343
rsnyder@nainorthcentral.com

Randy S. Cramer

Broker
+1 701 306 5419
rcramer@nainorthcentral.com



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For Sale or Lease
Retail Building



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