

MAPLE VALLEY SHOP CONDOS

6100 - 6130 36th Street S Fargo, ND 58104

Warehouse/Shop

CONDOS FOR SALE



SUMMARY

Shop condo units available for purchase in south fargo. Conveniently located just off of 1-29 and the 64th Avenue overpass.

Price:	Starting at \$240,000
Unit Size:	Starting at 1,500 Sq. Ft.
Taxes and Specials:	To be determined
Year Built:	2023



1330 Page Drive South, Suite 200, Fargo, ND 58103

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Jeremy Horst

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DESIGNED & BUILT TO LAST

- Small Owner Community of Private Shops
- Engineered Deep Frost Footings
- Steel Frame Construction and Steel Siding
- Convenient Interstate Accessibility
- 25' x 60' (1,500 SF) bays
- Adjoining bays available to create a larger shop
- 18' sidewalls, 14' H x 14' W Overhead Door
- 36" Entrance door with awning
- Bathroom with ability to add shower
- Gas heater and ceiling fan
- Floor drain and LED lighting throughout
- Exterior windows in each unit
- Cost of ownership comparable to renting!
- Architectural modern design
- Designed for ability to add bonus loft area
- No headaches - professionally managed!



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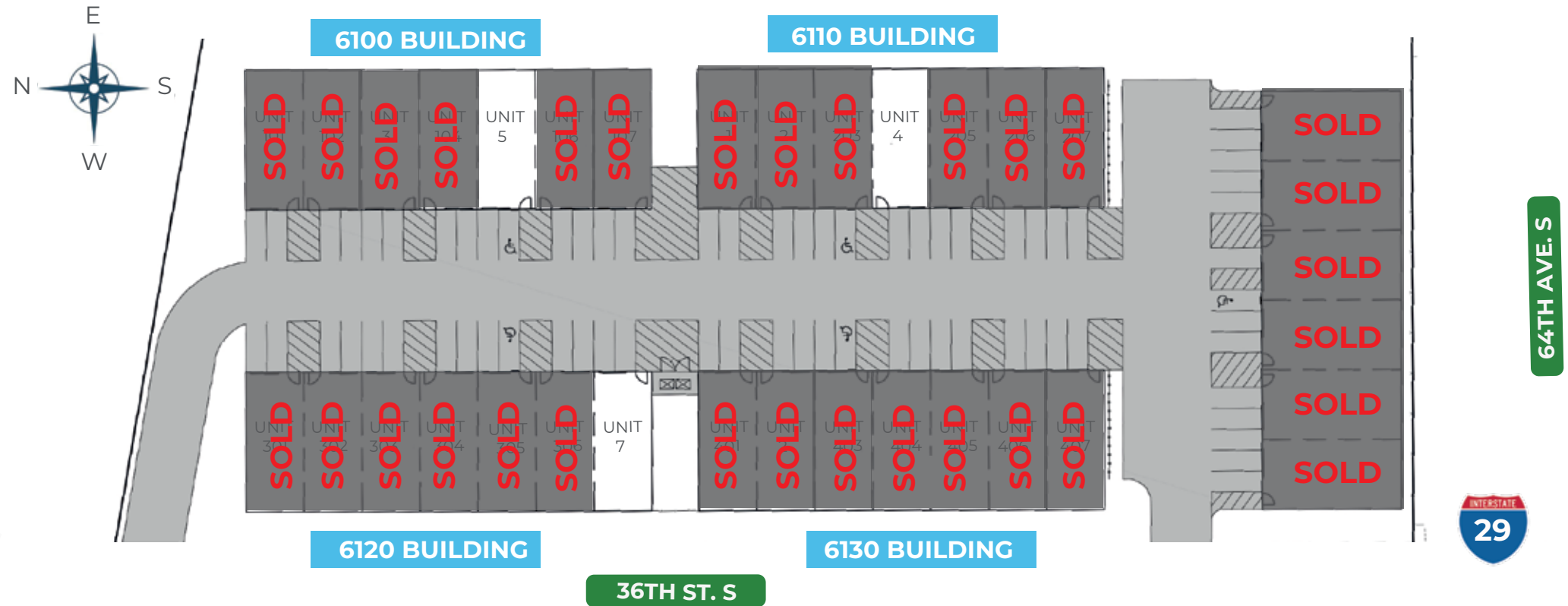
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SITE MAP



6100 BUILDING

- 1 **SOLD**
- 2 **SOLD**
- 3 **SOLD**
- 4 **SOLD**
- 5 \$240,000
- 6 **SOLD**
- 7 **SOLD**

6110 BUILDING

- 1 **SOLD**
- 2 **SOLD**
- 3 **SOLD**
- 4 \$290,000 *Mezzanine/Epoxy Floors
- 5 **SOLD**
- 6 **SOLD**
- 7 **SOLD**

6120 BUILDING

- 1 **SOLD**
- 2 **SOLD**
- 3 **SOLD**
- 4 **SOLD**
- 5 **SOLD**
- 6 **SOLD**
- 7 \$270,000 *Endcap unit w/ windows

6130 BUILDING

- 1 **SOLD**
- 2 **SOLD**
- 3 **SOLD**
- 4 **SOLD**
- 5 **SOLD**
- 6 **SOLD**
- 7 **SOLD**

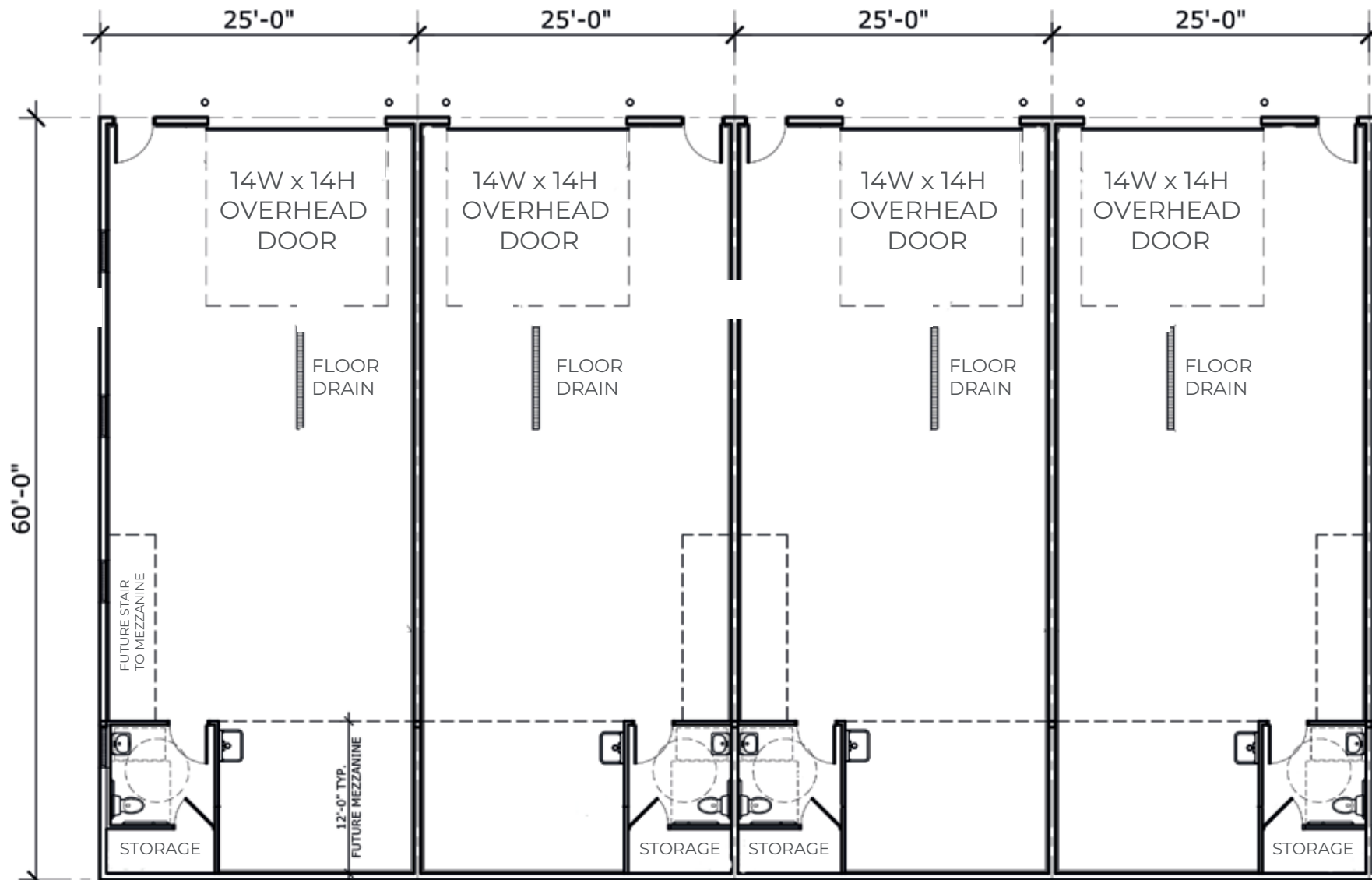
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SHOP CONDO LAYOUT



AERIAL MAP



64TH AVENUE SOUTH OVERPASS

64th Avenue

NDSCS
NORTH DAKOTA STATE COLLEGE OF SCIENCE

DAVIES
HIGH SCHOOL



Fargo Park
DISTRICT
SPORTS COMPLEX

HOSPICE
RED RIVER VALLEY

Happy Harry's
BOTTLE SHOPS

Walmart

52nd Avenue

52nd Avenue

CASH WISE



KING PINZ

STARBUCKS

FC First Community
Credit Union

SUITE SHOTS

ALDI

Essentia Health



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WITH OVER 25 YEARS OF COMBINED EXPERIENCE,
COMMERCIAL REAL ESTATE IS WHAT WE DO



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