

# NORTH FARGO GARAGE CONDOS

2601 NORTH 12TH STREET, FARGO ND 58102



**FOR SALE**



**Garrett Smith**

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**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

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**Convenient location, secured entrance,  
vaulted ceilings, super insulated garage doors!**

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## Property Highlights:

- Wash bay: All owners have access to 20'x50' wash bay with two 360 degree booms to accommodate a truck and trailer as well as public restroom
- No Maintenance: Maintenance for the buildings and site are managed through an HOA
- 100% Concrete 35' Wide Drive Aisles and Parking - no gravel to mess up and scratch your cars, trucks and trailers
- Units are plumbed for restroom, gas heat, floor drains
- No Specials! Specials for individual units are paid in full by developer at closing
- Convenient location between 25th & 28th Avenues
- Secured Site: Fenced, gated, security cameras, full perimeter lighting
- High speed internet included in HOA
- Direct TV included in HOA



Agent is an owner. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

## Unit Sizes:

20' x 30' (Mezzanine space can be added)  
30' x 30' with 30'x15' mezzanine  
30' x 50' with 30'x20' mezzanine

Mezzanines have 12' clear height  
Total ceiling height 18'-28' varies by unit

**Price:** \$85,170 - \$194,287

See site plan for availability

## Owner Expenses:

Electric/Gas  
Individual unit property taxes

## Estimated Monthly HOA Fees:

30x50 Unit	\$131.52
30x30 Unit	\$78.91
20x30 Unit	\$52.61
20x50 Unit	\$87.68

## HOA Fees include:

Direct TV  
High Speed Internet  
Wash Bay  
Building Insurance  
Fire Sprinkler Monitoring/Maintenance  
Snow/Lawn Care  
Sewer/Water/Garbage  
Electric - Exterior/Wash Bay  
Property Management  
Repair/Maintenance Reserves

  
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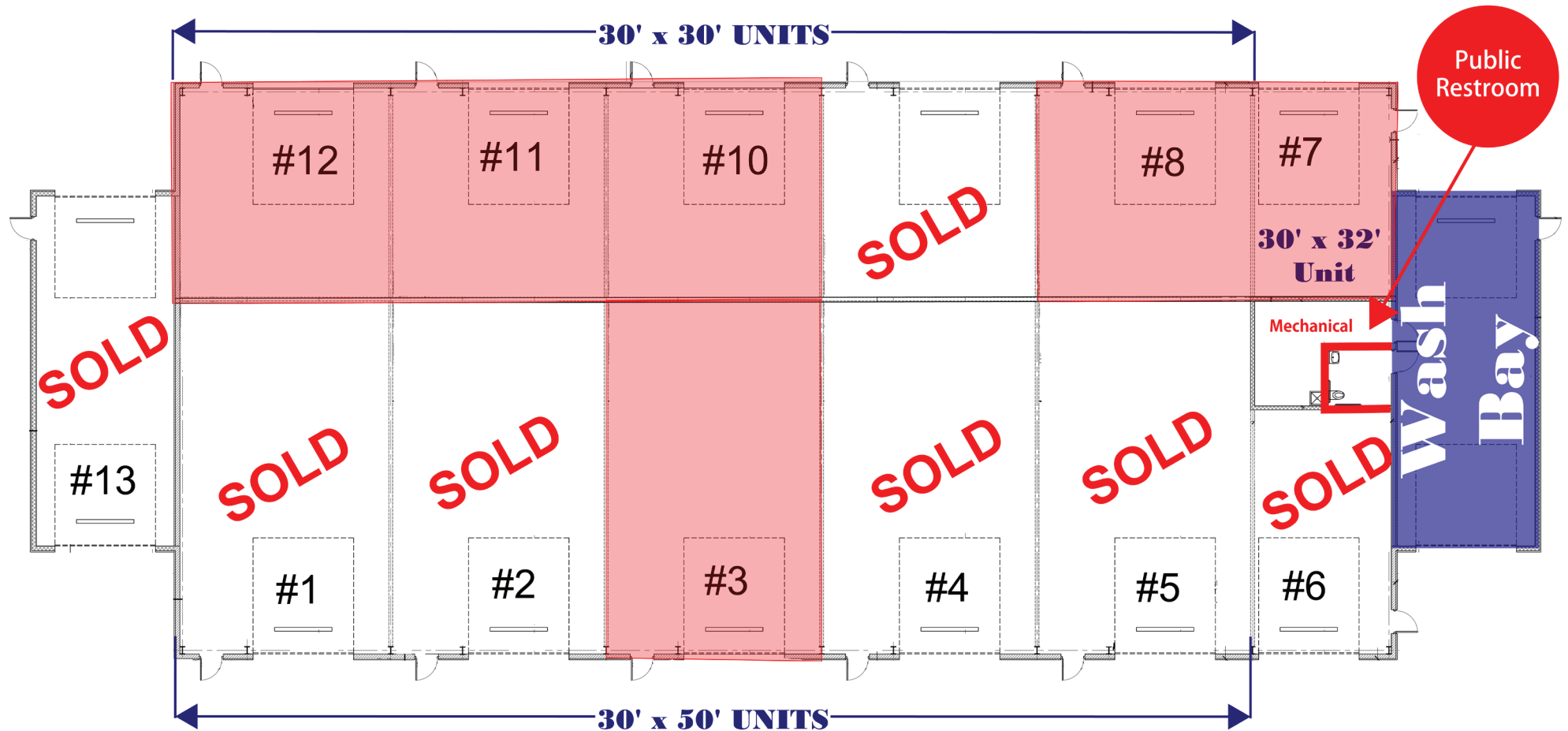
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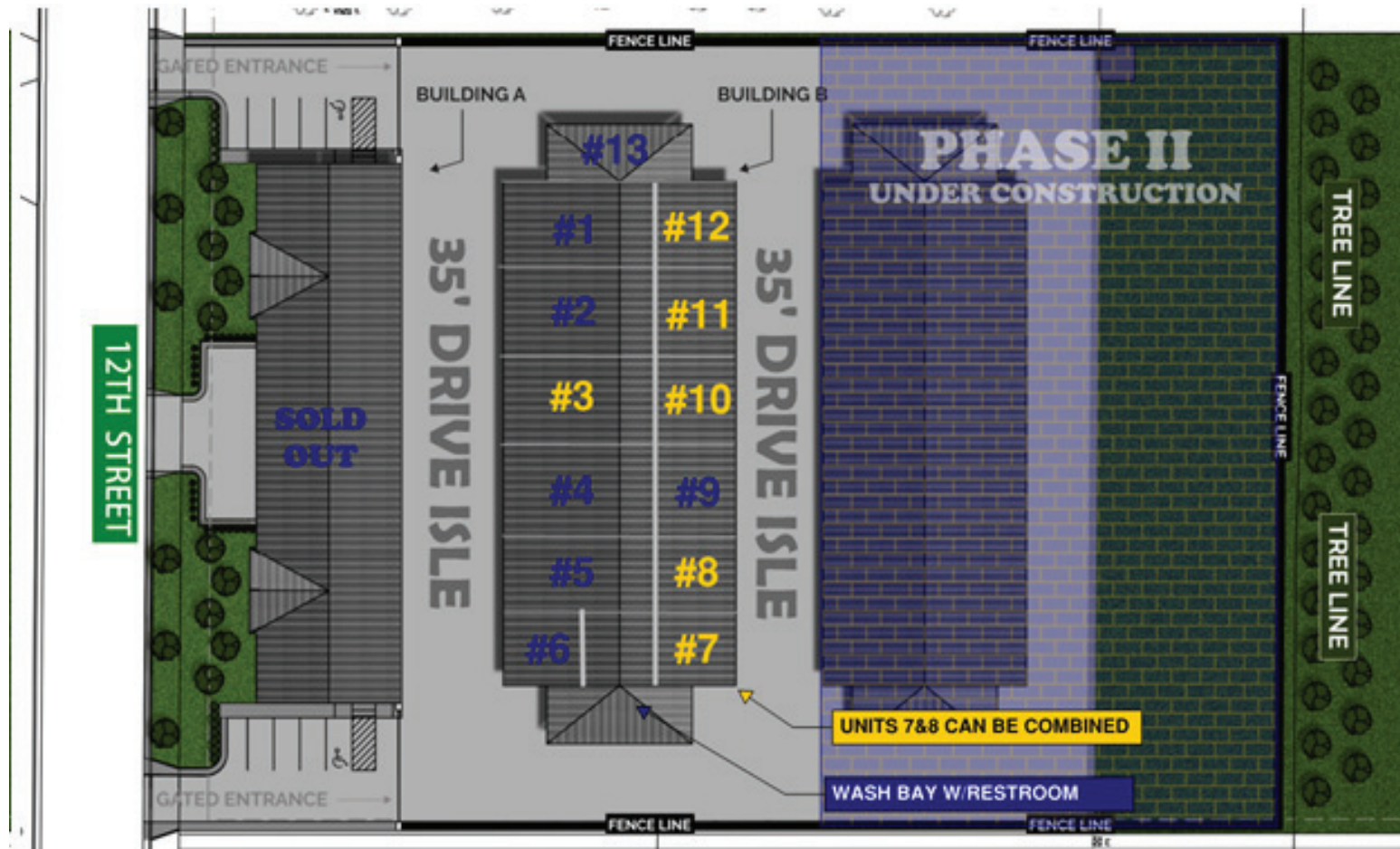
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## 30' x 50' Units

Includes 30'x20' Mezzanine

Unit 1 - SOLD

Unit 2 - SOLD

Unit 3 - \$194,287

Unit 4 - SOLD

Unit 5 - SOLD

## 20' x 30' Units

Optional Mezzanine

Unit 6 - SOLD

Unit 7 - \$85,170

## 30' x 30' Units

Includes 30'x15' Mezzanine

Unit 8 - \$127,240

Unit 9 - SOLD

Unit 10 - \$127,240

Unit 11 - \$127,240

Unit 12 - \$127,240

## 20' x 50' Unit

Unit 13 - SOLD

  
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