

# Pifer's

AUCTION & REALTY



**PRICE:**  
**\$325,000**

**308 17TH ST. NW • EAST GRAND FORKS, MN**



## COMMERCIAL BUILDING FOR SALE

Excellent opportunity to own and operate your business in East Grand Forks, ND. Formerly Valley Dairy, a convenience store and gas station, this commercial building has everything you need to start or expand your general store or business in the food services industry. This building includes Zero Zone reach-in freezer and a large walk-in refrigerator with 10 display doors and rear metal access door. Large area adjacent to the register counter could be easily be retrofit for food preparation or processing. Building is outfitted with full surveillance system.

**Building Dimensions:** 60' x 40'  
**Building Dimensions:** 2,400 sq. ft.  
**Acres:** 0.34  
**Taxes (2021):** \$3,652.00

**Legal:** SLY 125' OF SUBDIVISIONNAME  
AUD PLAT OF OUTLOTS 1 THRU 23 LOT  
018 SUBDIVISIONCD 83077



## Jared Nelson

*Commercial Realtor*

Cell: 701.371.2388  
Office: 877.700.4099  
jared@pifers.com



[www.pifers.com](http://www.pifers.com) • 877.700.4099  
1506 29th Ave. S • Moorhead, MN 56560