

INDOOR RECREATIONAL FACILITY FOR SALE

1155 40TH AVE S, GRAND FORKS, ND 58201



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\$2,450,000

9,728 SF

1.34 ACRES

PROPERTY OVERVIEW



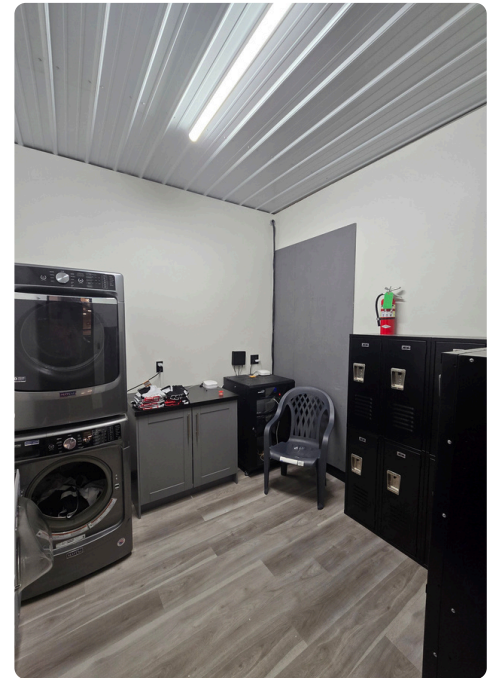
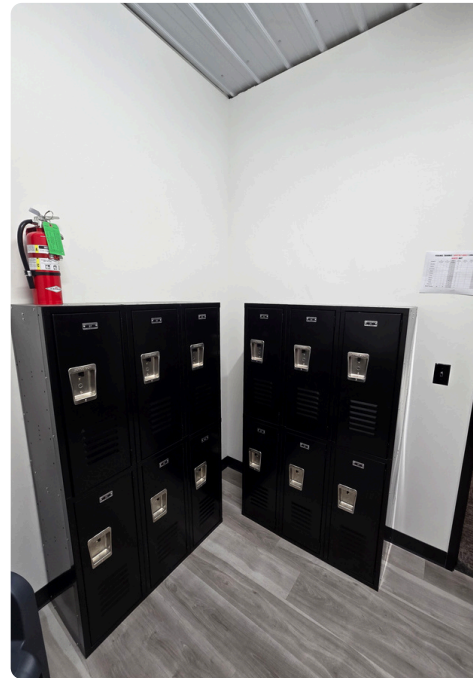
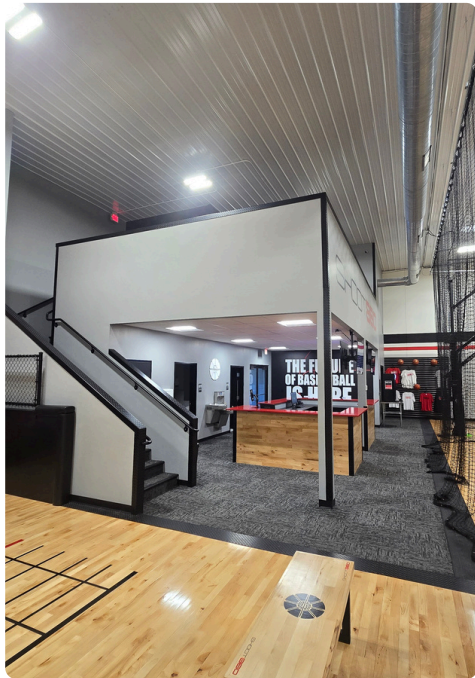
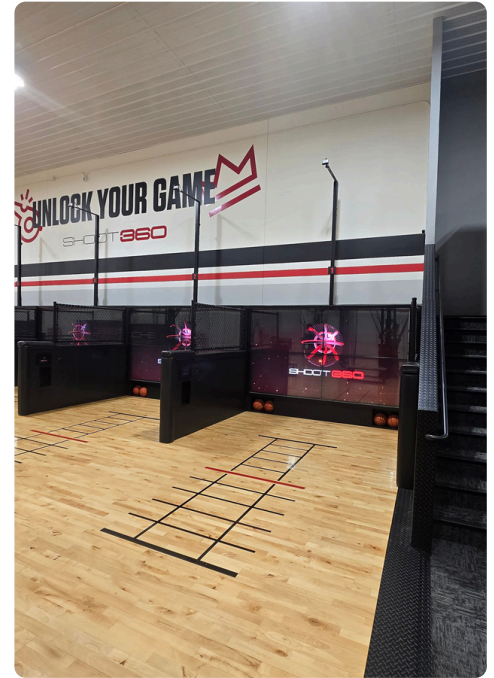
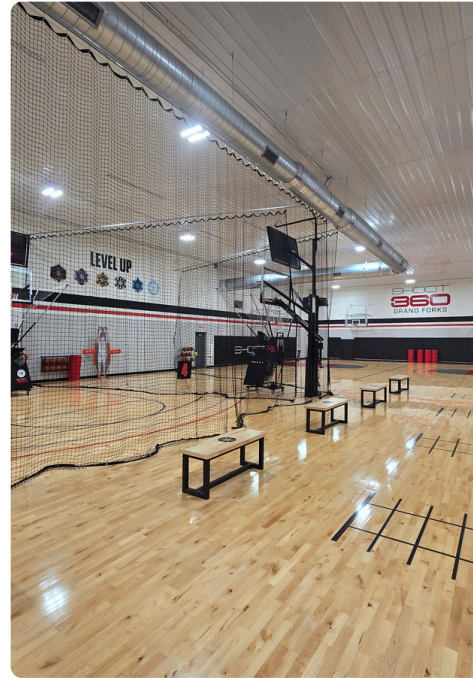
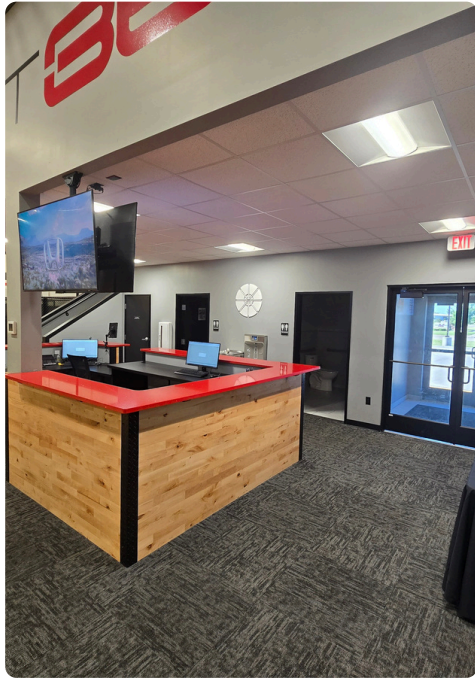
ADDRESS: 1155 40TH AVE S, GRAND FORKS, ND 58201
SALE PRICE: \$2,450,000
BUILDING SIZE: 9,728 SF
LOT SIZE: 1.34 ACRES

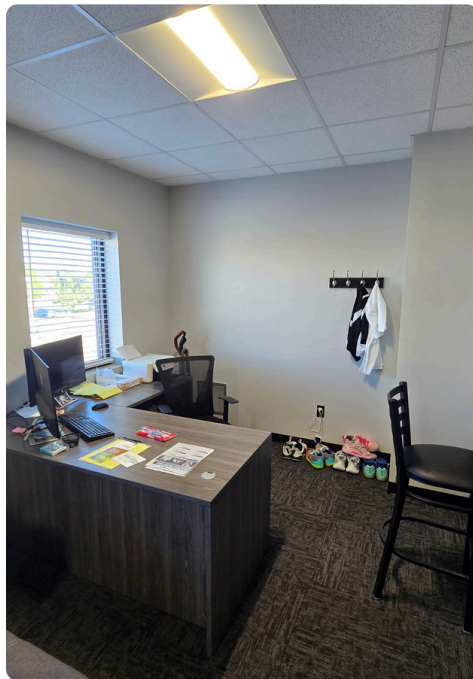
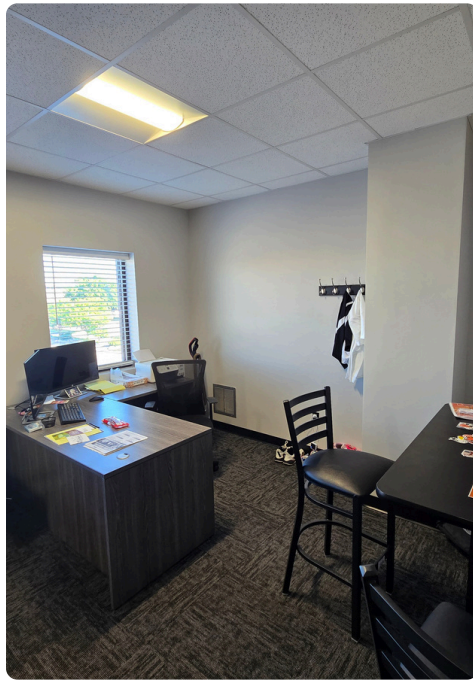
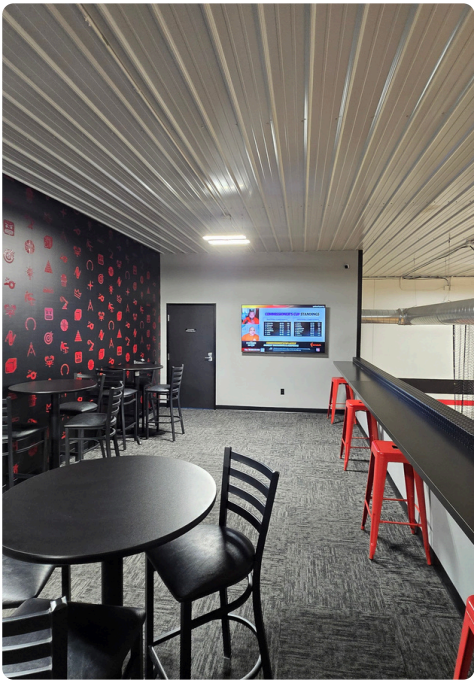
Looking for an indoor recreational facility with room to grow? This nearly 10,000-square-foot building offers everything you need. Features include tall ceilings, a spacious open court area, welcoming reception desk, main-floor restrooms, locker area, storage room, and utility space with a mop sink.

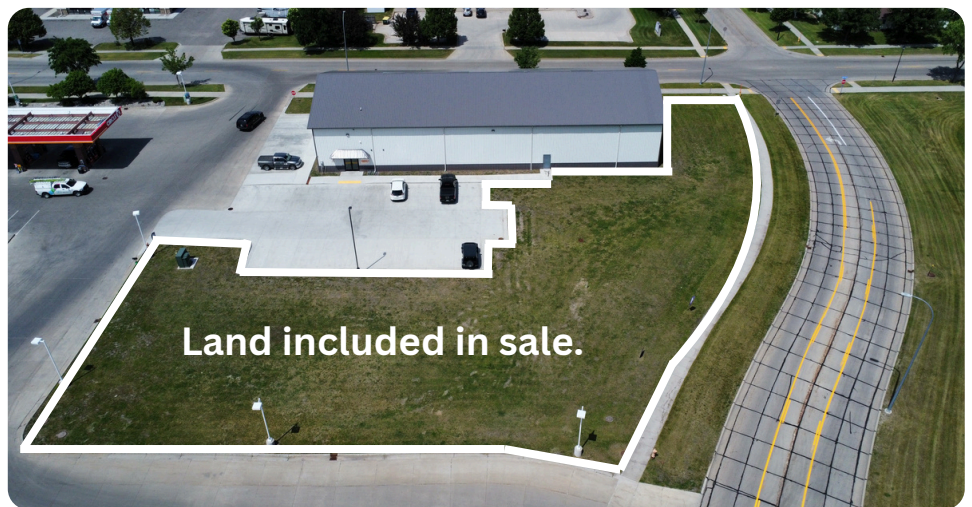
The mezzanine level provides additional gathering and viewing space, while the private office suite includes a kitchenette and a full bathroom with a private shower. The property also offers 21 on-site parking stalls, plus additional land for future parking expansion or the construction of an additional building.

Whether you're seeking a sports, fitness, training, or recreational facility, this property is equipped to accommodate a variety of uses.

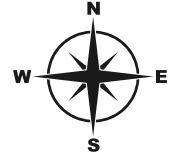
***Showing by appointment.** Current business not included, items will be removed. Some items including the hardwood floor can be negotiated.







AERIAL OUTLINE



AERIAL MAP OF SOUTH GRAND FORKS IN 2026

MAJOR TRAFFIC DRIVERS

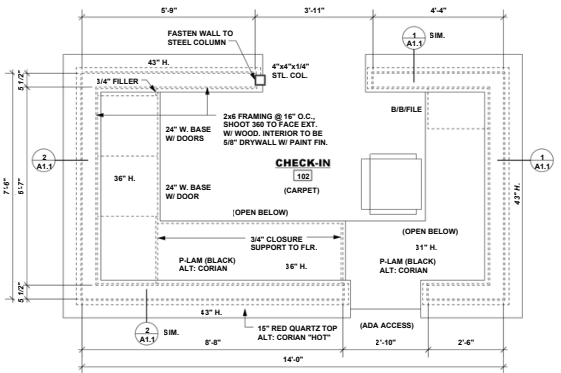
Walmart, Sam's Club, McDonald's, Discovery Elementary (**Approx. 500 students**), South Middle School (**Approx. 550 students**), Kelly Elementary (**Approx. 475 students**), Schroeder Middle School (**Approx. 575 students**), Choice Health & Fitness, Altru Health System Specialty Clinic

[Location Map](#) | [Click Here to See Location](#)



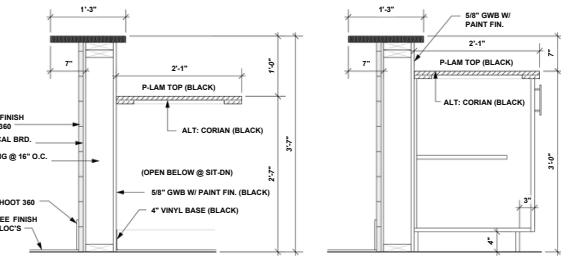
AERIAL MAP OF SOUTH GRAND FORKS IN 2026





CHECK-IN COUNTER

SCALE: 1/2" = 1'-0"

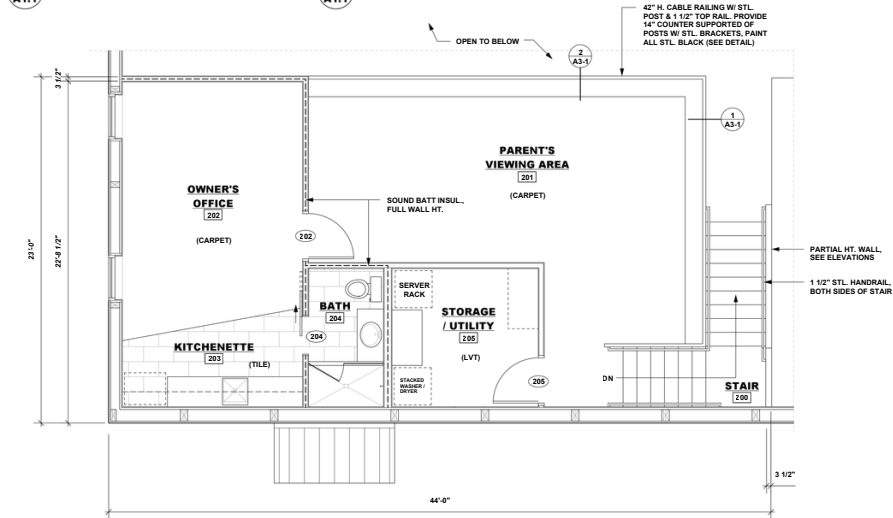


1 CHECK-IN COUNTER

SCALE: 1" = 1'-0"

2 CHECK-IN COUNTER

SCALE: 1" = 1'-0"

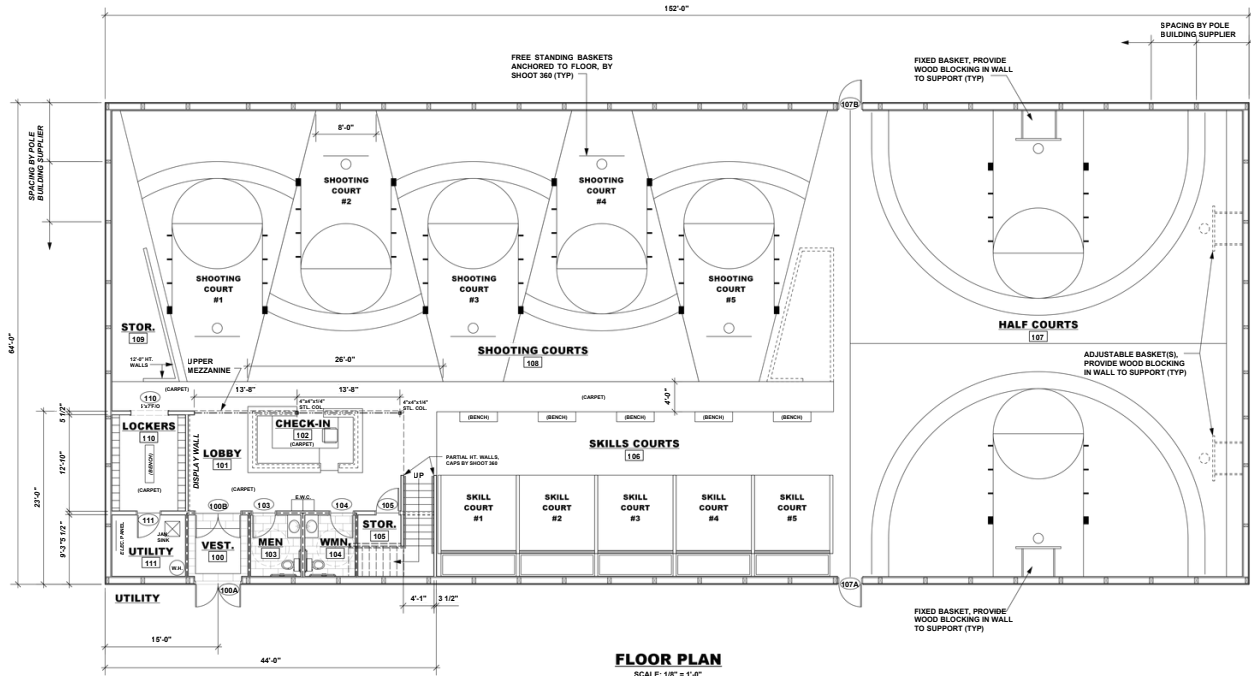


MEZZANINE PLAN

SCALE: 1/4" = 1'-0"

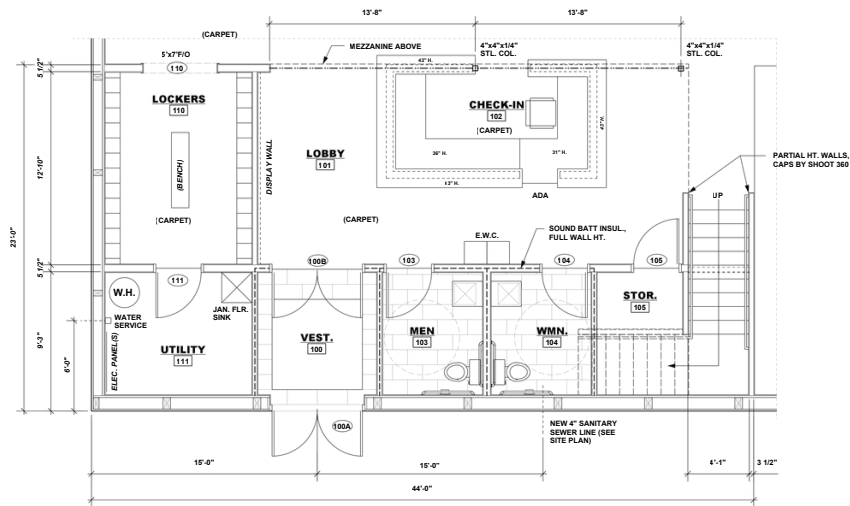


815SF



FLOOR PLAN

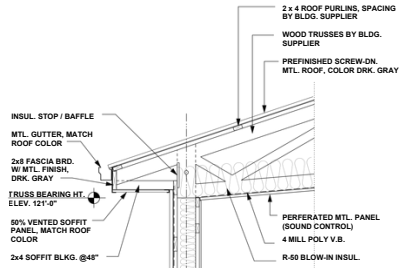
SCALE: 1/8" = 1'-0"



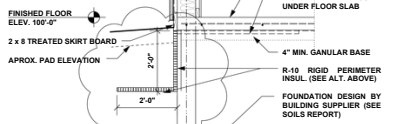
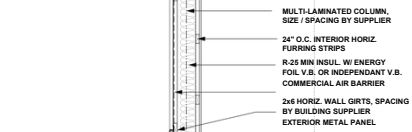
ENLARGED PARTIAL PLAN

SCALE: 1/4" = 1'-0"





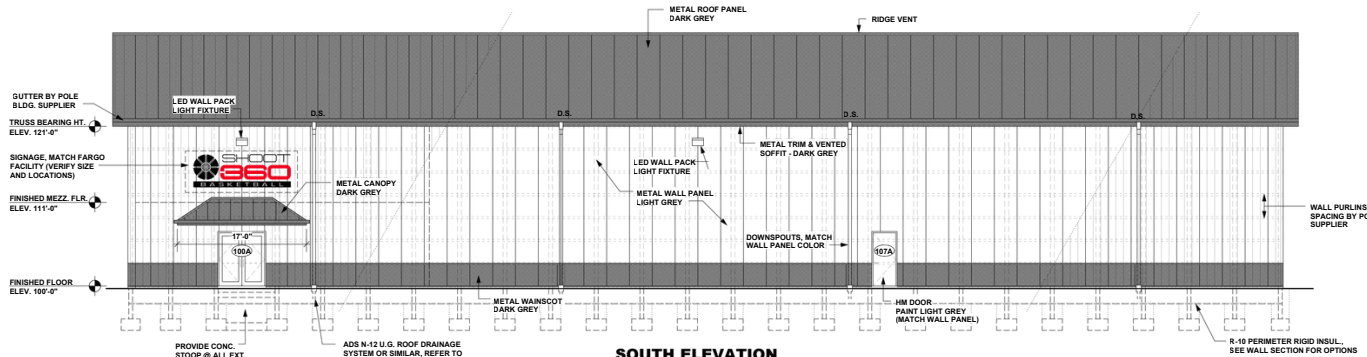
FINISHED MEZZ. FLR. ELEV. 111'-0"



BOT. OF FOOTING ELEV. 95'-0" (MIN)

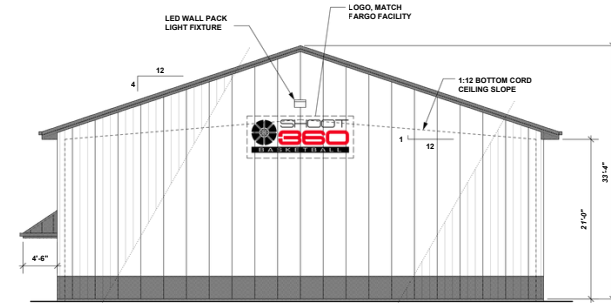
EXTERIOR WALL SECTION

SCALE: 1/2" = 1'-0"



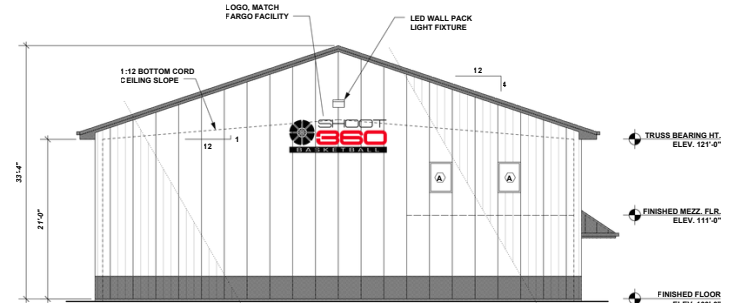
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



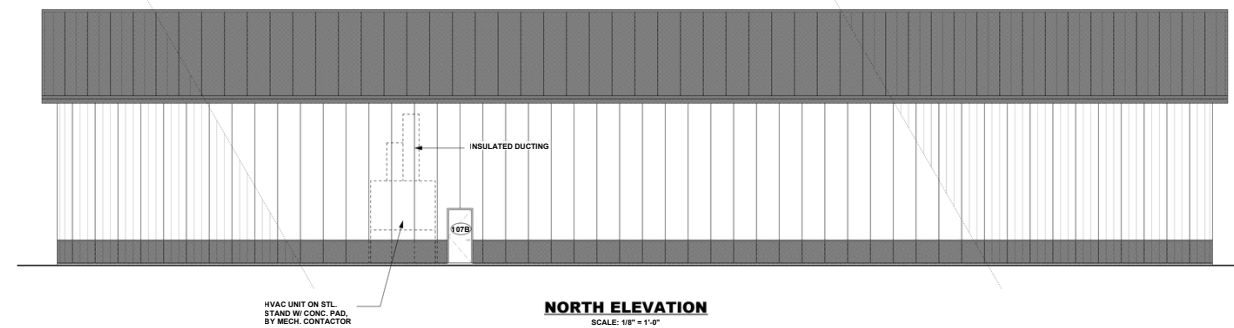
EAST ELEVATION

SCALE: 1/8" = 1'-0"



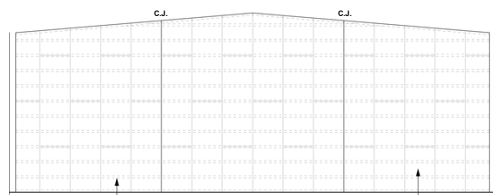
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

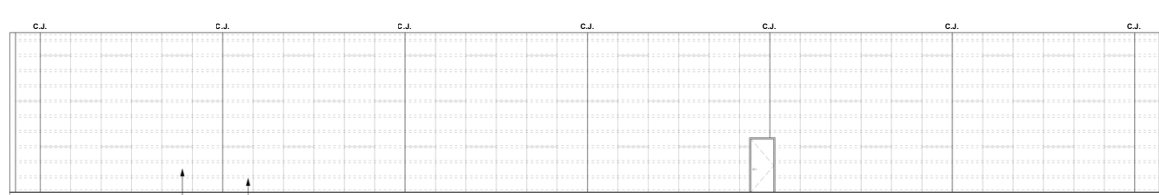
SCALE: 1/8" = 1'-0"



EAST INTERIOR WALL ELEVATION

SCALE: 1/8" = 1'-0"

(WEST ELEVATION SIMILAR)



NORTH INTERIOR WALL ELEVATION

SCALE: 1/8" = 1'-0"

(SOUTH ELEVATION SIMILAR)

