



The Mill

by EPIC

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COMMERCIAL SPACE AVAILABLE



ADDRESS

301 N. 3rd St. Grand Forks, ND 58203

PROPERTY DETAILS

Available:	2021
Square Feet:	4010 SF
Building Size:	3-stories tall
Lease Rate:	\$14.50 + CAM
Term:	5 years

Subdivided space available, Contact for more Information



701.866.1006

EPICCompaniesND.com



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NEIGHBORHOOD FEATURES

POPULATION

.5 mi. 2,582 people	1 mi. 10,750 people	3 mi. 54,252 people
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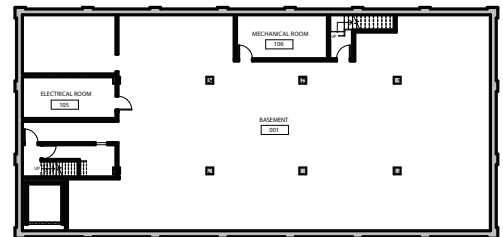
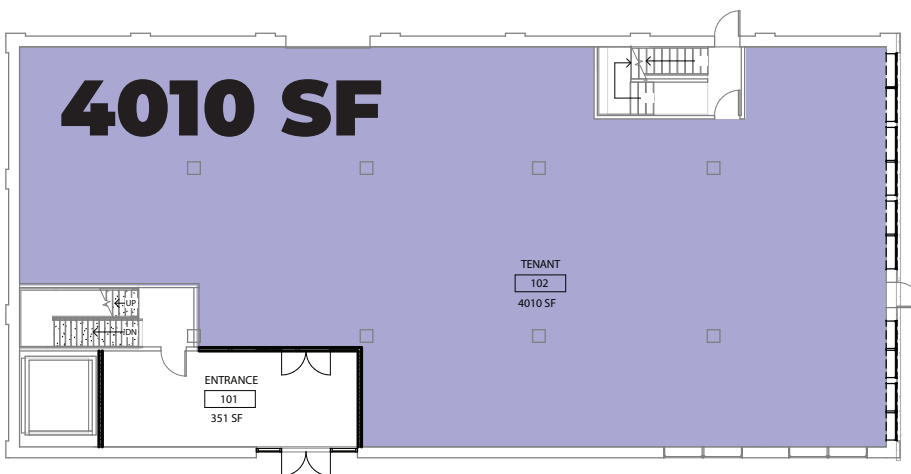
BUSINESSES

.5 mi. 386 businesses	1 mi. 729 businesses	3 mi. 2,347 businesses
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EMPLOYEES

.5 mi. 4,546 employees	1 mi. 8,039 employees	3 mi. 37,455 employees
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Source: ESRI Business Analysis



BASEMENT

MAIN FLOOR



Investment • Development • Management

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OVERVIEW

The Mill is a newly acquired property to the EPIC Companies portfolio. Located in heart of downtown Grand Forks at 301 N. 3rd St. The Mill has a very walkable location with nearby parks and businesses.

Built in 1895, the structure was originally used as the Grand Forks Woolen Mills building. It contained office, retail, wool scouring, cloth finishing and weaving operations on the first floor, carding and mule spinning on the second floor, and cloth dying and sewing on the third floor*.

The recent redevelopment of the building makes it a usable structure in the modern era that will bring a sense of character and charm to any business.

* information retrieved from The Grand Forks Herald



CONTACT



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WALKSCORE

301 N 3rd St. has a Walkscore of 83 out of 100. This location is **Very Walkable** so most errands can be accomplished on foot.

Source: Walkscore.com

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