

# FOR SALE

215 Broadway North, Fargo, ND 58102  
MLS #26-410



**Property Description:** Block 9 is downtown Fargo's premier mixed-use building, situated adjacent to Broadway Square - one of the region's most active community event venues. This offering includes two retail condos fully leased by The Nines and Salt Hill Gallery, providing immediate income in a high-foot-traffic urban corridor. Newer construction, established tenants, and a central downtown location make this a straightforward long-term hold for an investor seeking stabilized retail exposure.

*\*Opportunity Zone tax benefits may apply.*

**Purchase Price:** \$1,900,000

**NOI:** \$127,034

**Parcel:** 01-1520-00823-003

**CAP Rate:** 6.70%

**Year Built:** 2019

**Unit Sizes:** 3,480 SF & 1,401 SF



PROPERTY RESOURCES GROUP

[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

4609 33<sup>rd</sup> Ave S, Suite 400, Fargo, ND 58104

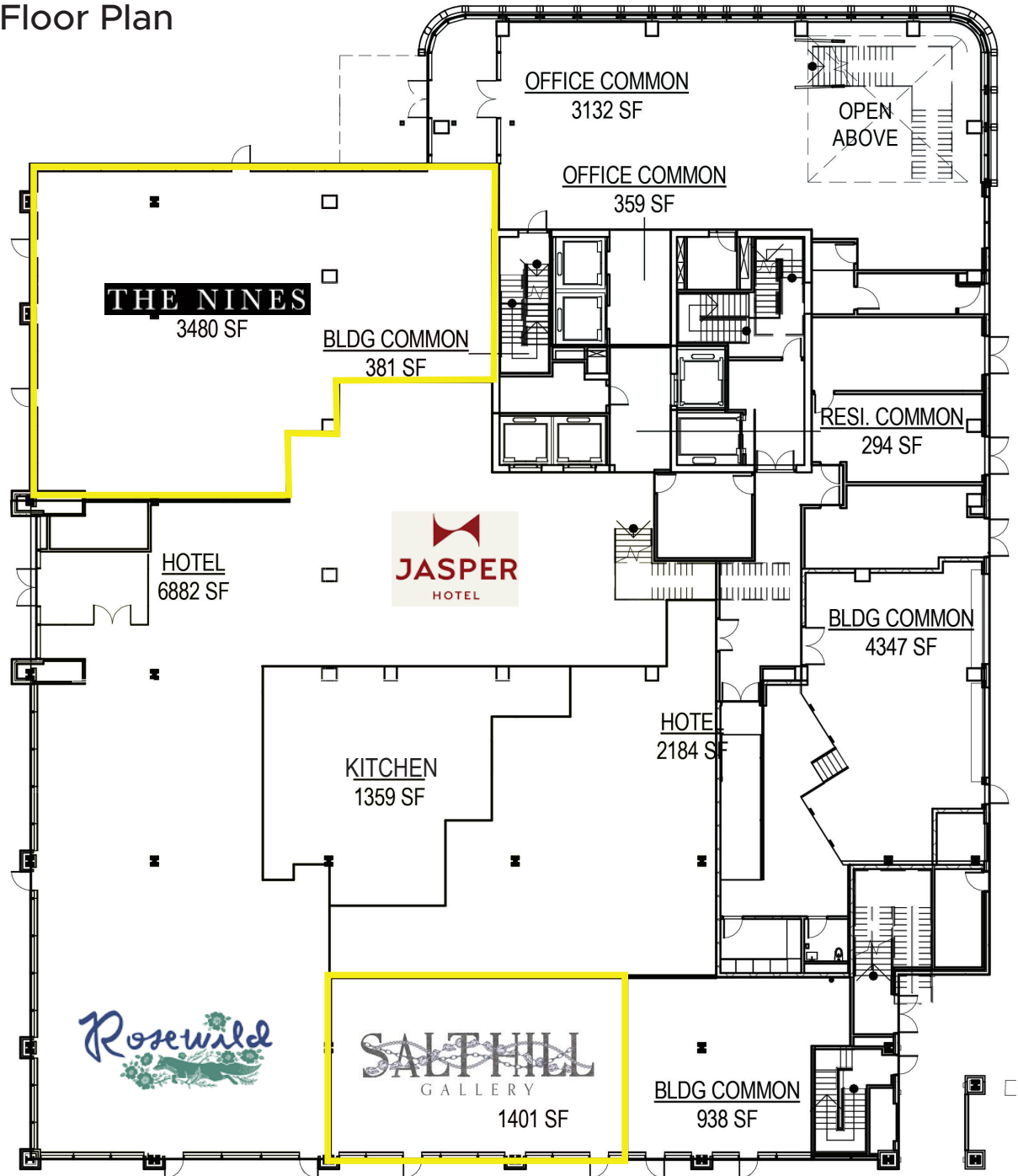
**RYAN COLLINS, REALTOR®**

701.499.3861

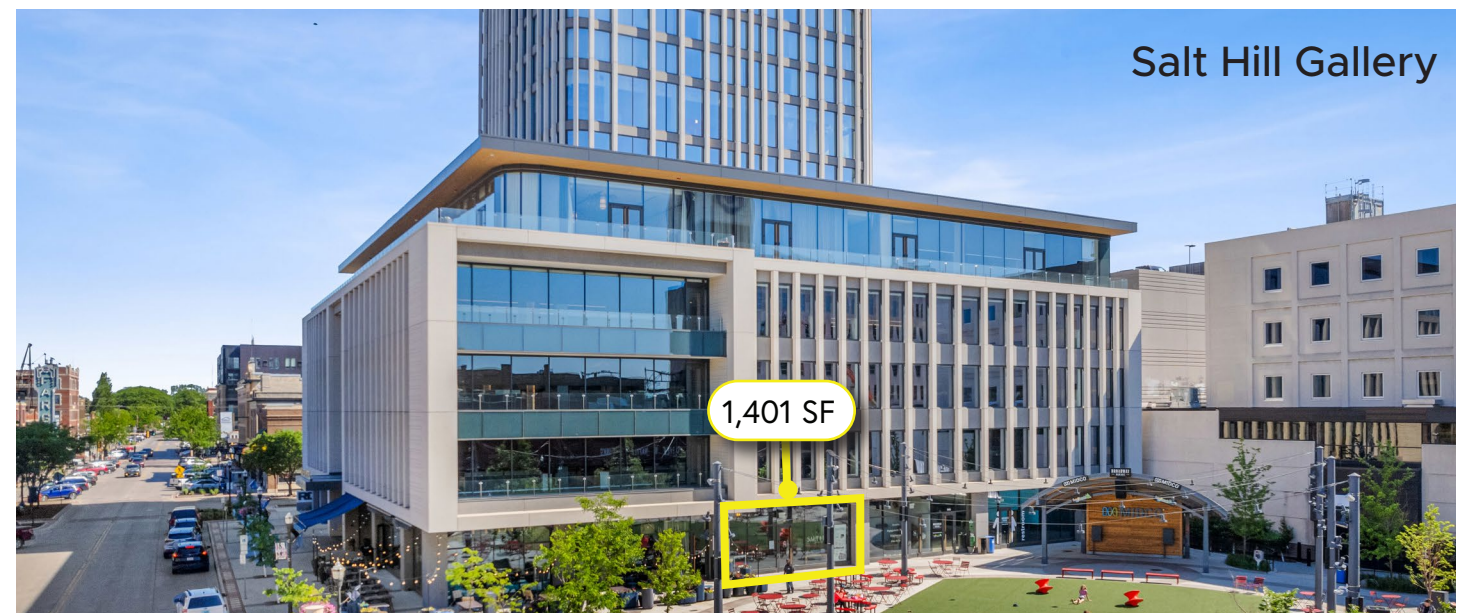
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Floor Plan



<b>Total 2025 Taxes</b>		
<b>Consolidated Taxes</b> \$193.99	<b>2025 Specials Installment</b> \$2,570.19	<b>Estimated Specials Balance</b> \$3,850.38



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Public Parking  
 First 2 Hours Free  
 Free Nights & Weekends

### KEY METRO DEMOGRAPHICS

- 263,000** metro-area residents
- 17.5%** population growth in 10 years
- 23,000** new jobs in 10 years
- 2.4%** unemployment rate
- 31%** Fargo residents aged 18-34
- 30,000** college students attending area universities
- 65%** young adults from the area who stay in Fargo-Moorhead for work
- 43%** people in the metro with a Bachelor's degree or higher

### MULTIFAMILY MARKET

- 5,000** new residents in the metro area per year
- 35%** annual income increase for renters in 10 years
- 2X** number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000** multifamily units across the metro area
- 2,700** market-rate units in the downtown core
- 1,400** new multifamily units added to the metro area per year
- 200** new multifamily units in core neighborhoods per year
- \$1 BILLION** average annual value of building permits issued 2018-2022

### DOWNTOWN RESIDENTS

- 4,100** people living downtown
- 47%** family households
- 31** average age
- 49%** female residents
- 51%** male residents
- 50%** household with pets
- 5,000** new residents by 2032

Sources:  
 Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023  
 North Dakota Job Service  
 Building Industry Association of the Red River Valley  
 U.S. Census Bureau



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