

FORMER PAWN PROS

1411 UNIVERSITY DR. S., FARGO, ND 58103


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



PRIME SOUTH UNIVERSITY RETAIL SPACE

Space Available: 4,000 SF

Rate: \$20.00 PSF

Aaron Hill | 701.893.2827

aaron.hill@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

4,000 SF

RATE

\$20.00 PSF

CAM

\$4.10 PSF

TENANT EXPENSES

Heat/AC/Electric
Water/Sewer/Garbage
Janitorial/Maintenance
Phone/Internet

NEIGHBORING BUSINESSES

Hornbacher's Express
Hurley's Religious Goods
Casey's
Upper Cut Barber
Animal Health Clinic
Pawn Pros

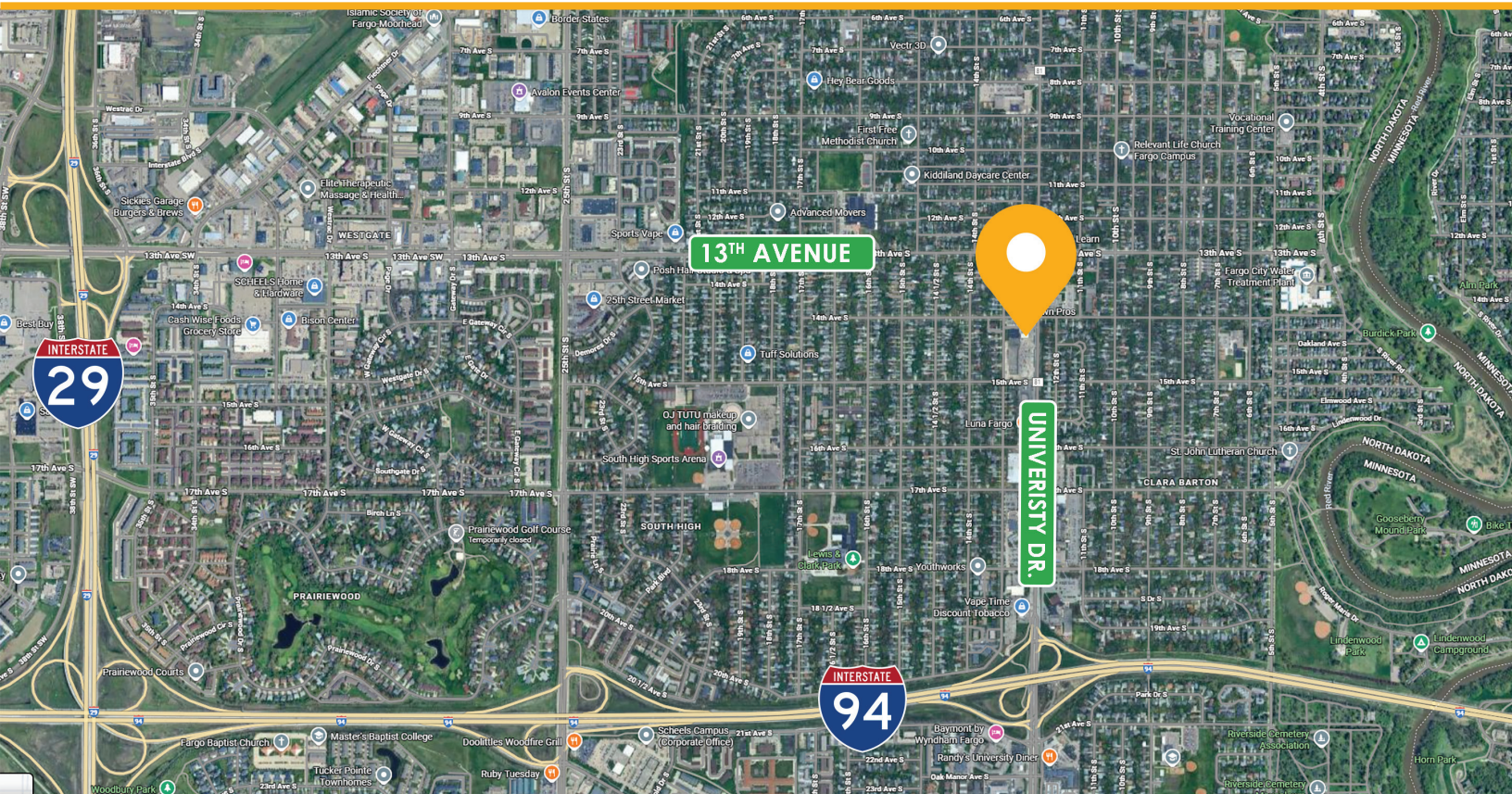
PROPERTY DESCRIPTION:

Exceptional opportunity in one of the metro's busiest thoroughfares. With over 34,000 vehicles a day, this location offers unbeatable visibility and terrific access that can accommodate a variety of retail or service uses. Minutes from Downtown and less than a mile from I-94 - this is the perfect location to expand your footprint or launch a new endeavor.

FEATURES:

- Prime visibility
- Flexible layout
- 16 parking stalls
- Pylon sign on University Drive
- 400 Amp 108/240 3 phase 4 wire service
- Substantially remodeled in 2017 with ADA compliant restroom, HVAC units, parking lot subservice (6") and 6" asphalt and new sewer line in 2019

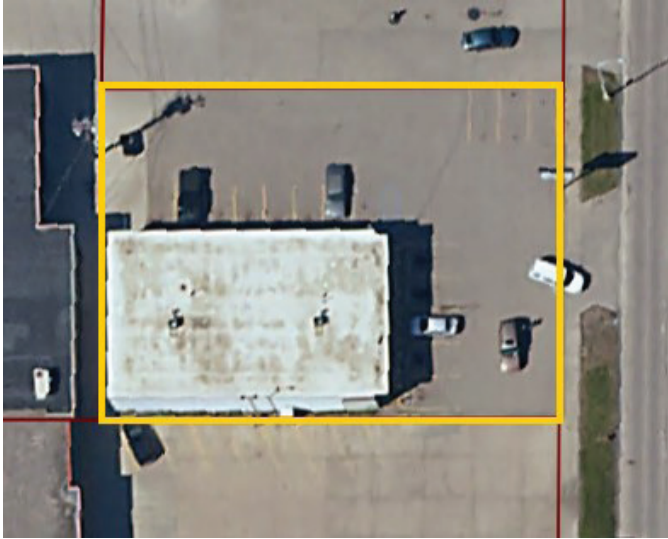
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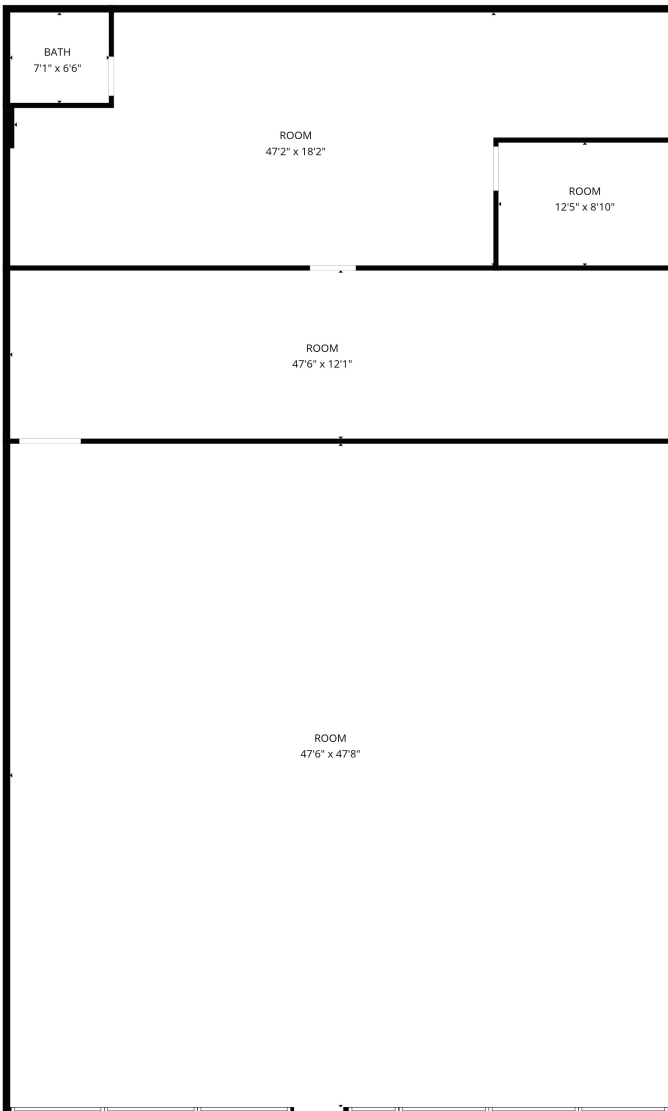
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PARCEL MAP



FLOORPLAN



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PHOTOS

