

# 32ND AVE/42ND ST COMMERCIAL LAND

3166 SIENNA DRIVE SOUTH, FARGO, ND 58104

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



COMMERCIAL LAND FOR SALE | EXCELLENT SOUTH FARGO LOCATION

Lots Sizes: 27K-59K SF  
Price: \$11.00 - \$12.00 PSF

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**Goldmark Commercial Real Estate**  
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## PRICE

Parcel B: \$323,928 | \$12.00 PSF

Parcel D: \$646,239 | \$11.00 PSF

## SIZE

Parcel B: 26,994 SF | .62 ac

Parcel D: 58,749 SF | 1.35 ac

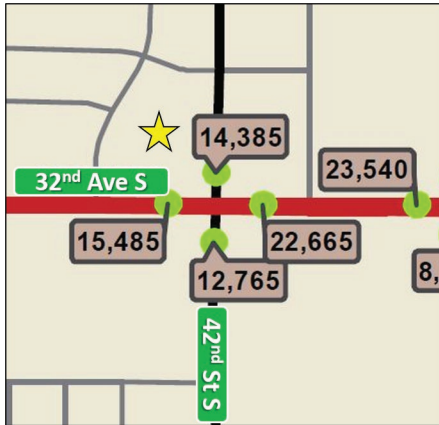
## ZONING

General Commercial

## CITY SPECIALS BALANCE

\$0.96 PSF

## TRAFFIC COUNTS



## VIDEO TOUR



## PROPERTY DESCRIPTION:

Location, visibility, and accessibility, this site has it all! These prime commercial lots sit at the intersection of two major roadways in South Fargo and less than ½ mile west off the Interstate 29 & 32nd Ave S interchange. Recent and future developments along 42nd Street and 32nd Ave make these lots a great fit for medical, office, retail and more. Two remaining parcels are available. Existing water retention already available. This is an excellent opportunity to acquire prime commercial land in this rapidly developing South Fargo location!

## FEATURES:

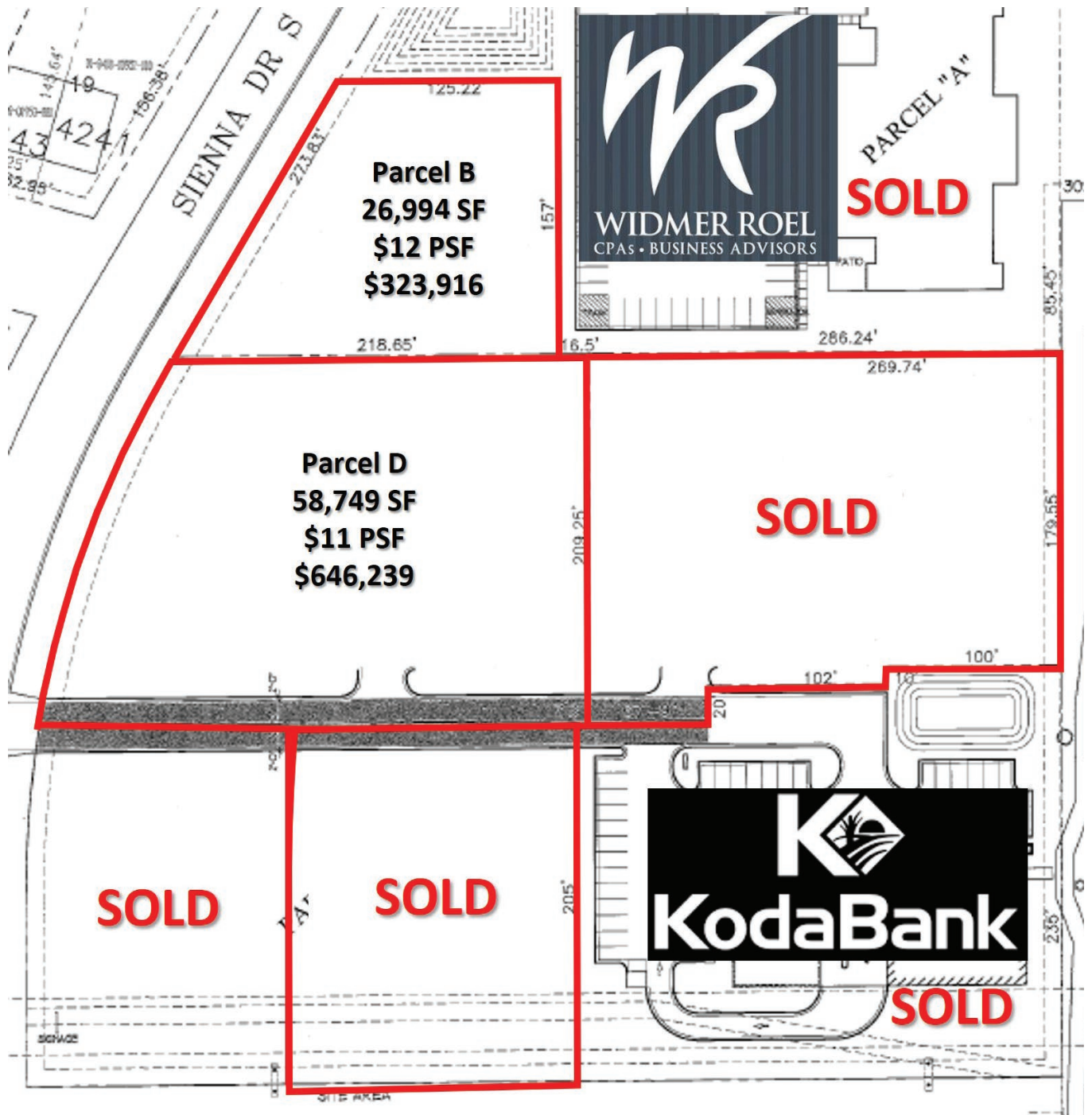
- Incredible location off 32nd Ave and 42nd St S
- Phenomenal visibility and strong accessibility
- ½ mile from I-29 interchange
- Over 25k vehicles/day on 42nd & 32nd
- Strong neighboring development activity
- Existing water retention onsite for lots B/D

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

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PLAT MAP



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REFERENE MAP



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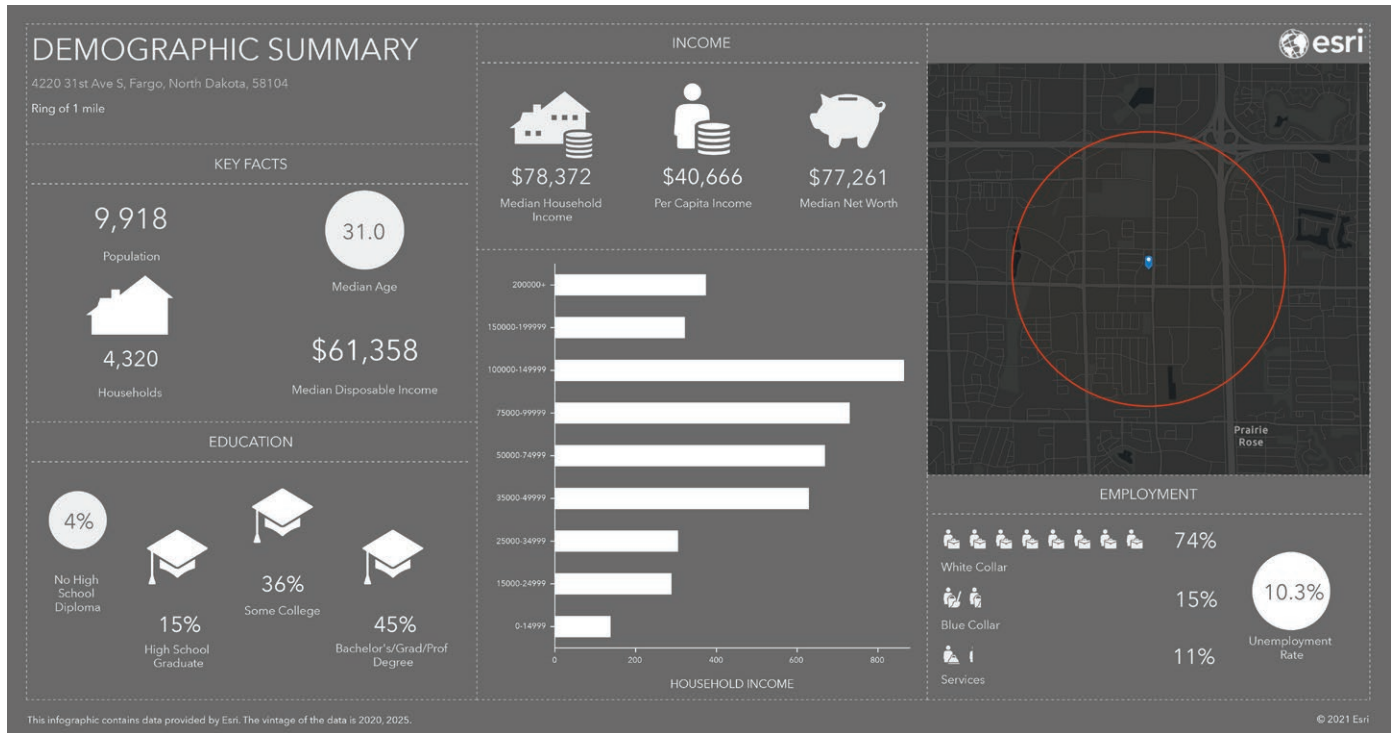
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1 MILE DEMOGRAPHICS



3 MILE DEMOGRAPHICS

