

MAIN AVE & I-29 BUILDING

3803/3817 MAIN AVE, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



13,275 SF | Built in 2016
2.71-acre site

LIKE NEW SHOWROOM, OFFICE & DOCK ACCESSIBLE
WAREHOUSE SPACE RIGHT ON I-29 & MAIN AVENUE!

Sale Price: \$2,950,000

Building size: 13,275 SF

Lease Rate: \$15.00 PSF | \$3.25 CAM

Parcel size: 118,125 SF | 2.71 acres (2 parcels)

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SALE PRICE

\$2,950,000

BUILDING SIZE

Total: 13,275 SF
Office/Showroom: 9,075 SF
Warehouse: 4,200 SF

LEASE RATE/CAM

\$15.00 PSF | \$3.50 CAM

CAM INCLUDES

Taxes/Specials/Insurance
Snow/Lawn

PARCEL SIZE

118,125 SF | 2.71 acres (2 parcels)

PARCEL #s

01-7510-00300-000
01-7510-00100-000

YEAR BUILT

2016

2025 TAXES/SPECIALS

\$32,773.46

SPECIALS REMAINING

\$3,680.42 | \$0.03 PSF

ZONING

General Commercial

FLOODPLAIN

No

VIDEO LINK



PROPERTY DESCRIPTION:

Strategically positioned at the high-exposure corner of Main Avenue and Interstate 29 (55k vehicles/day on I 29 | 24k on Main Ave), this Olaf Anderson-built property blends premium finishes with functional space. Featuring a versatile layout with expansive office/showroom space and a fully-sprinkled, dock-accessible warehouse, the property is ideal for businesses seeking visibility, space, and expansion potential. A finished outdoor patio and elevated deck provide rare client and employee amenities not typically found in commercial properties. The property includes over 2.7 acres of space with the adjacent vacant lot, allowing ample room for expansion or outside parking/storage. This incredibly well-maintained property is a unique find in any market and is available for a new owner or tenant.

BUILDING & PROPERTY FEATURES:

- Massive 2.7+ acre yard area with adjacent vacant parcel
- Excellent opportunity for building expansion/new construction
- High-visibility site ideal for signage and branding
- Construction: Steel-frame, built by Olaf Anderson
- Ceiling Heights: 25.5' to deck (west side) 23' (east side)
- Warehouse Interior Dimensions: 59' x 68'
- Warehouse Access: 1 drive-in door, 1 dock door (pit)
- Fully sprinklered
- Electrical: 208/120V service | 400 amps
- HVAC: Oversized system designed for high-performance & comfort

INTERIOR FEATURES:

- High-end showroom/office finishes
- 21' x 18' break room with tile backsplash
- Reclaimed wood accent wall
- Men's and Women's Restrooms: 4 each
- Mother's Room
- Deck overlooking I 29 & Main Ave
- Finished outdoor patio with fireplace & full outdoor kitchen/grill

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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PARCEL VIEW



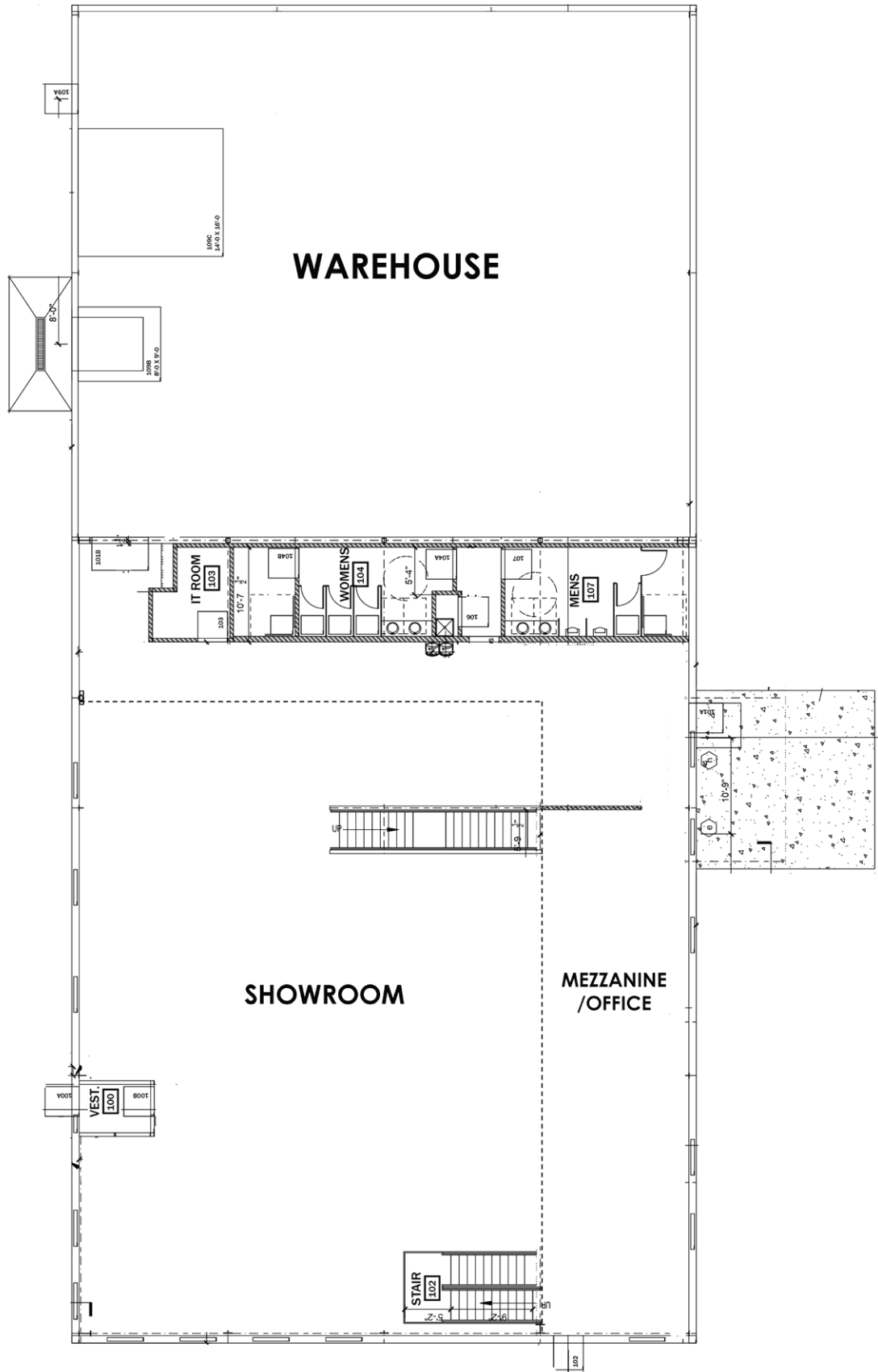
NEIGHBORS:

- Hardees
 - Tracker Boating Center
 - Simonson's
 - Bierschbach Equipment
-

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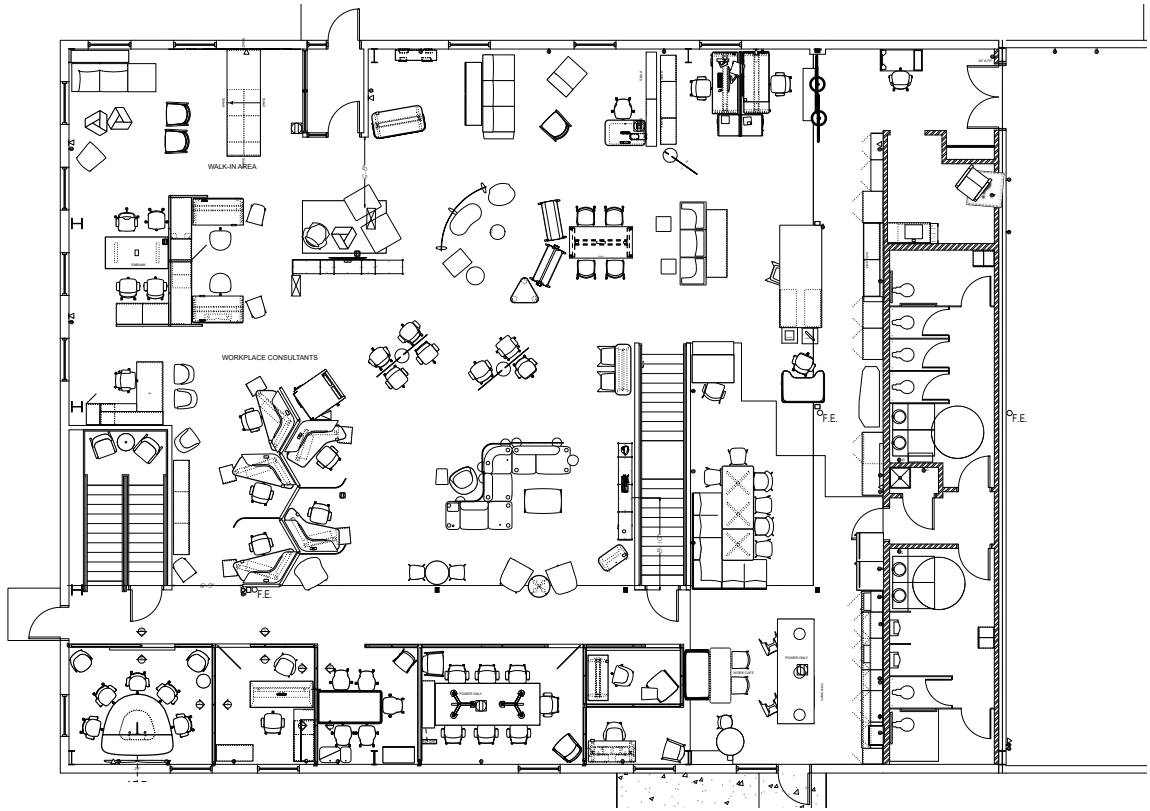
BUILDING PLAN WITH WAREHOUSE



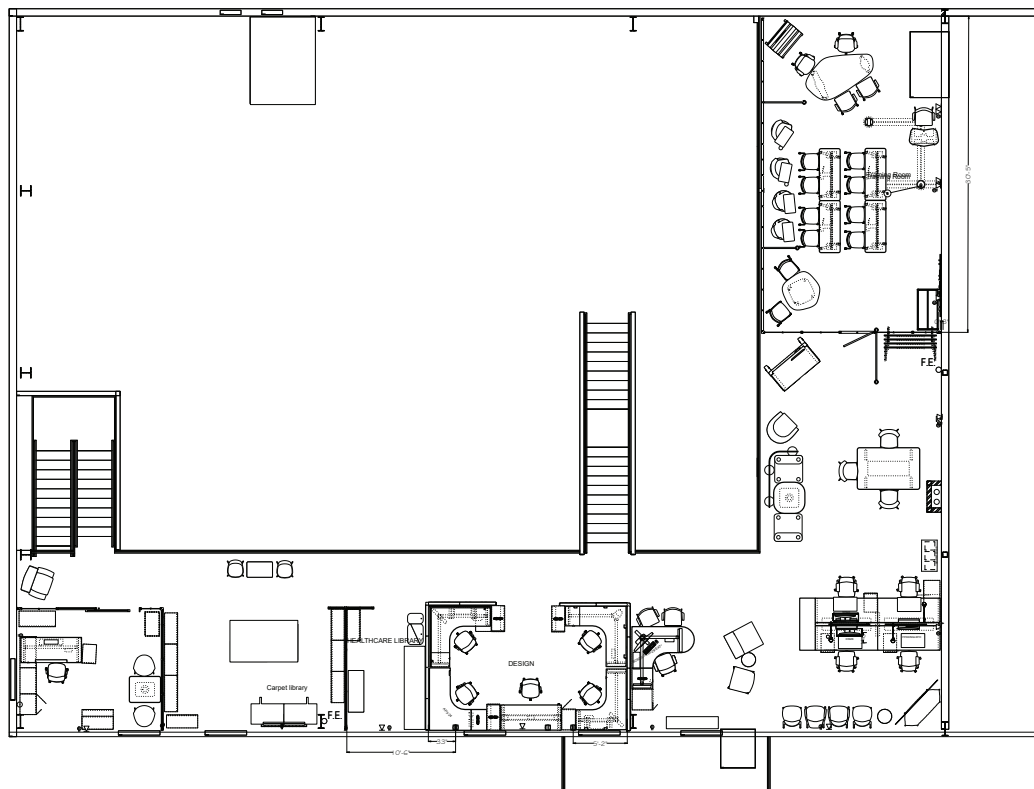
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FIRST FLOOR - OFFICE



SECOND FLOOR - MEZZANINE



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AERIAL PHOTOS



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EXTERIOR PHOTOS

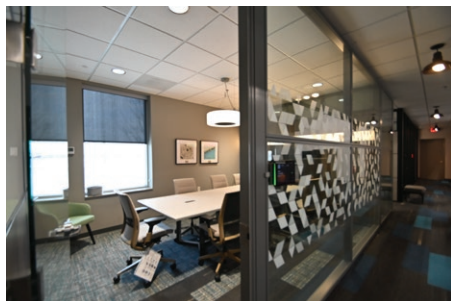
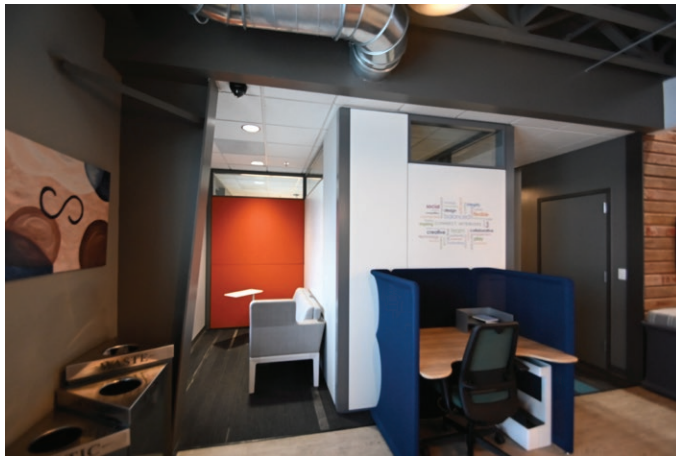
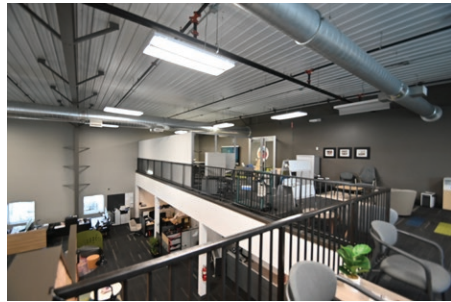
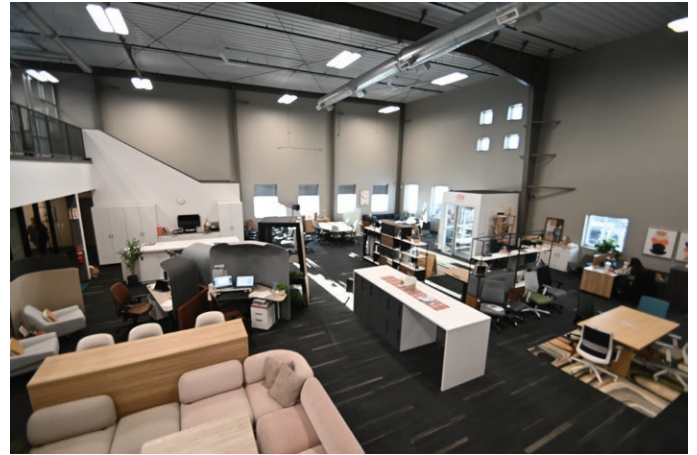


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INTERIOR PHOTOS

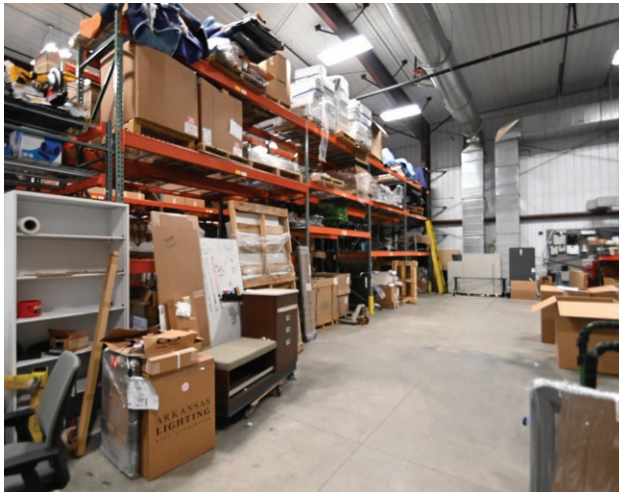
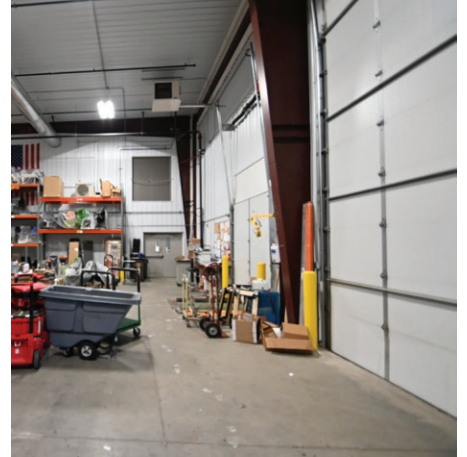


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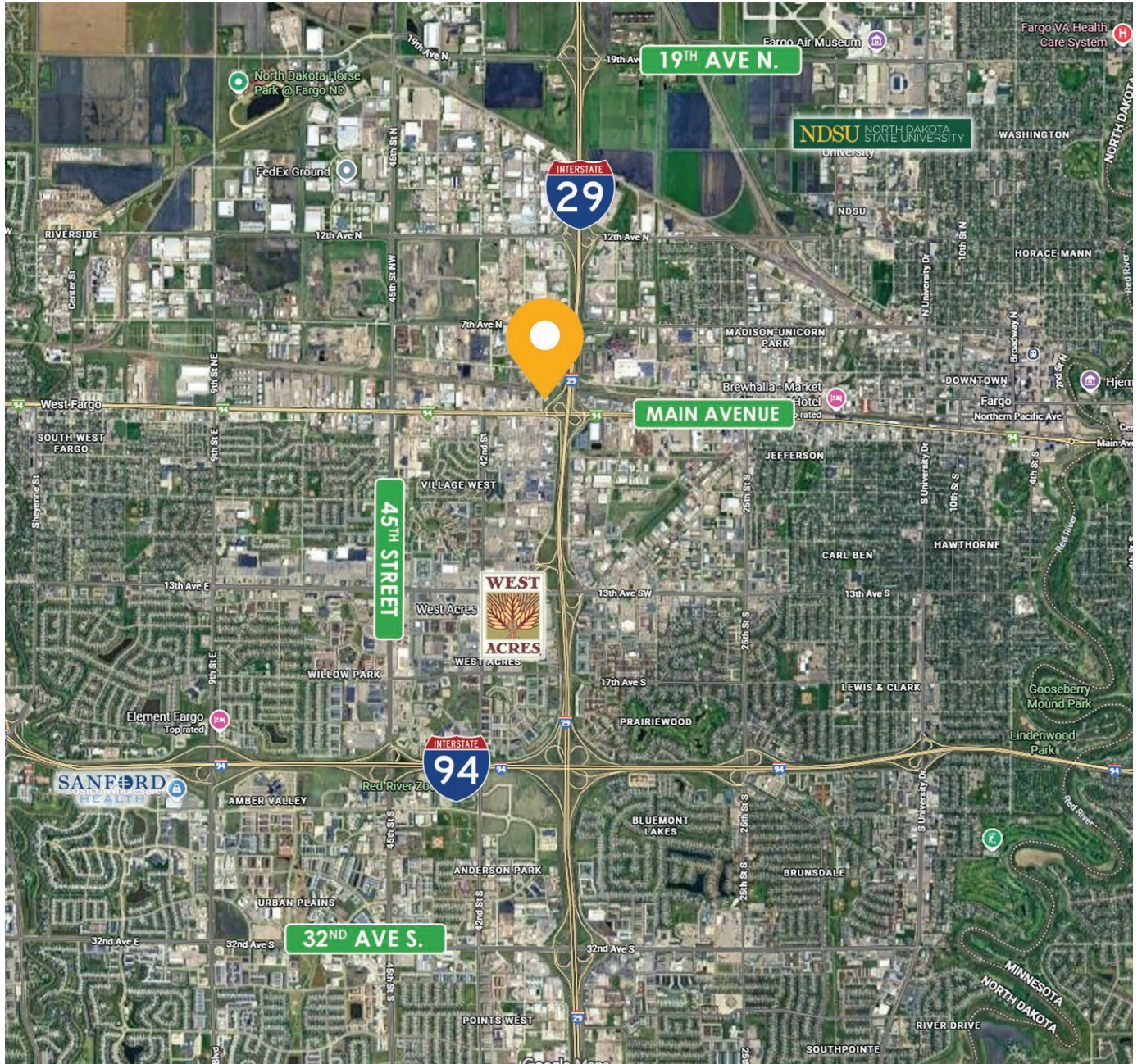
WAREHOUSE PHOTOS



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AREA MAP

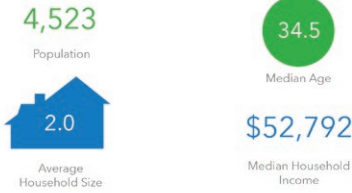


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1-MILE RADIUS

KEY FACTS



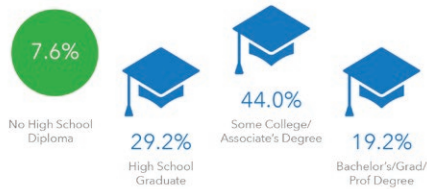
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



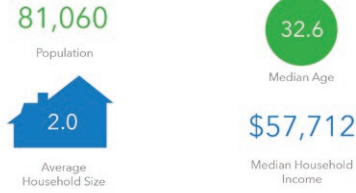
2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (21.5%)
The smallest group: \$200,000+ (0.8%)

Indicator ▲	Value	Diff
<\$15,000	7.7%	+2.0%
\$15,000 - \$24,999	7.2%	+0.6%
\$25,000 - \$34,999	12.7%	+5.8%
\$35,000 - \$49,999	17.4%	+6.1%
\$50,000 - \$74,999	21.5%	+4.8%
\$75,000 - \$99,999	17.2%	+4.6%
\$100,000 - \$149,999	13.6%	-6.3%
\$150,000 - \$199,999	1.4%	-7.7%
\$200,000+	0.8%	-10.2%

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS



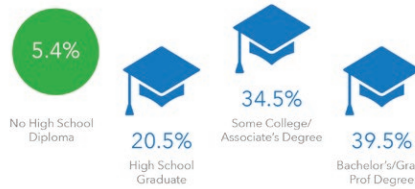
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



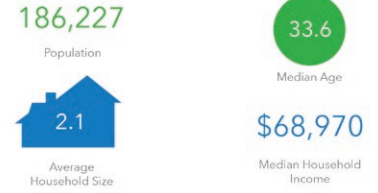
2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.9%)
The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff
<\$15,000	8.0%	+2.3%
\$15,000 - \$24,999	9.4%	+2.8%
\$25,000 - \$34,999	9.8%	+2.9%
\$35,000 - \$49,999	13.7%	+2.4%
\$50,000 - \$74,999	19.9%	+3.2%
\$75,000 - \$99,999	14.1%	+1.5%
\$100,000 - \$149,999	14.1%	-5.8%
\$150,000 - \$199,999	5.2%	-3.9%
\$200,000+	5.8%	-5.2%

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS



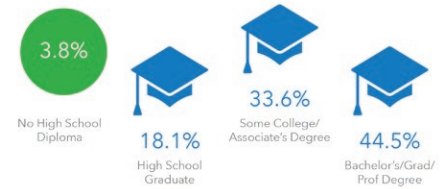
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (18.1%)
The smallest group: <\$15,000 (7.2%)

Indicator ▲	Value	Diff
<\$15,000	7.2%	+1.5%
\$15,000 - \$24,999	7.6%	+1.0%
\$25,000 - \$34,999	7.9%	+1.0%
\$35,000 - \$49,999	12.2%	+0.9%
\$50,000 - \$74,999	18.1%	+1.4%
\$75,000 - \$99,999	13.2%	+0.6%
\$100,000 - \$149,999	17.6%	-2.3%
\$150,000 - \$199,999	7.6%	-1.5%
\$200,000+	8.7%	-2.3%

Bars show deviation from Cass County