

13TH AVENUE FARGO OFFICE BUILDING FOR SALE

4357 13th Avenue South, Fargo, ND 58103

MLS #24-126



PROPERTY DESCRIPTION:

Rare opportunity to purchase an office building on 13th Ave and 44th Street in South Fargo. The property currently has 13 tenants with a variety of good businesses, mostly with shorter term leases remaining, many of the tenants have been there for a very long period of time. Most leases are base rent plus CAM, but some of the smaller offices are Gross leases. (CAM includes all utilities). Many of the offices are easily interchangeable from small office spaces to larger office spaces and vice versa.

The building is perfect for a building owner to occupy a floor, or whatever necessary space for their business, and then have multiple offices for lease. There is 24,000 SF of space on the three levels, with approximately 5,827 SF of leasable space currently available, and the remainder of the space consists of tenants and common area/storage. The building has an elevator.

The lot size is 30,401 SF, with an additional portion of the parking lot (approximately 8,195 SF/0.19 acres) that is currently leased at \$3,000.00/year, that portion of the parking lot is owned by the property owner to the North. See attached site map.

The property is zoned commercial and with the prime location on 13th Ave, it could be repurposed for your needs.

LOCATION:

Located one block East of 45th Street along 13th Ave S.

YEAR BUILT:

1985

BUILDING SIZE:

17,438 SF (24,000 SF total on 3 levels)

LOT SIZE:

30,401 SF (0.70 Acres), 170' Width x 170' Depth (Approximately 8,195 SF/0.19 Acres of Additional Leased Parking)

PARCEL:

01-3610-01415-000

NEIGHBORING BUSINESSES:

Olive Garden, AT&T, Kohl's, DSW, Ulta, Hobby Lobby, Kirkland's, Denny's, TJ Maxx, Office Max, Walmart, West Acres Shopping Center and more.

ZONING:

Commercial

PURCHASE PRICE:

\$1,680,000.00

2023 TAXES:

\$30,464.00

2023 DRAINS:

\$147.79

2023 SPECIALS INSTALLMENT:

\$4,126.49

ESTIMATED SPECIALS BALANCE:

\$48,185.34

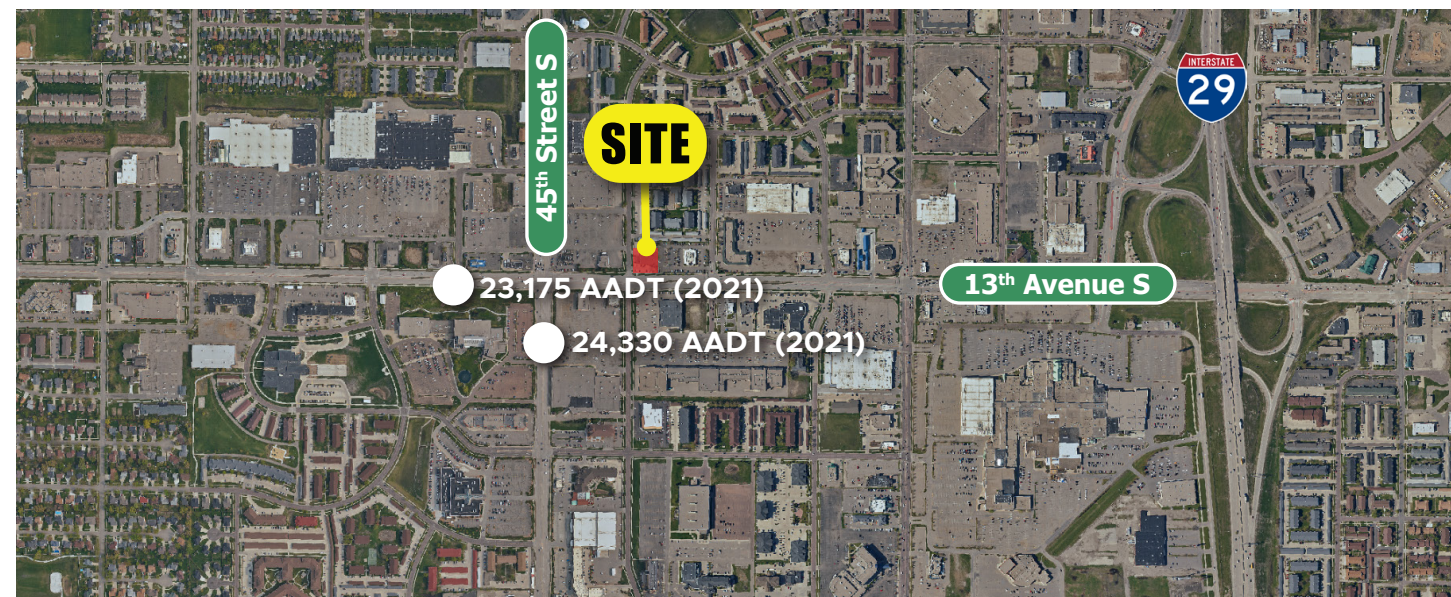


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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



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2020 Demographics:

	1 MILE	3 MILE	5 MILE
POPULATION	14,447	89,893	179,007
MEDIAN HOUSEHOLD INCOME	\$43,393	\$58,088	\$60,278



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