39TH ST INDUSTRIAL SHOP

3324 39TH ST S, FARGO, ND 58104

GOLDMARK™
COMMERCIAL REAL ESTATE INC

SOUTH FARGO INDUSTRIAL SHOP FOR SALE

Size: 4,800 SF

Price: $720,000

Aaron Hill | 701.893.2827
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Goldmark Commercial Real Estate
www.goldmarkcommercial.com

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SIZE

4,800 SF

PRICE

$720,000

LOT SIZE

12,144 (0.279 acres)

YEAR BUILT

2016

TAXES & SPECIALS

$6,993.83

SPECIALS BALANCE

$2,962.94

PARCEL NUMBER

01-8411-00040-004

ZONING

Limited Industrial

PROPERTY DESCRIPTION:

Fantastic opportunity for an owner/occupier or an investment property! With easy access to 32nd Ave. S. and I-29, you will not find a more centrally located property. With a large office, bathroom and utility sink, this shop space is idea for a variety of uses.

Key Features:

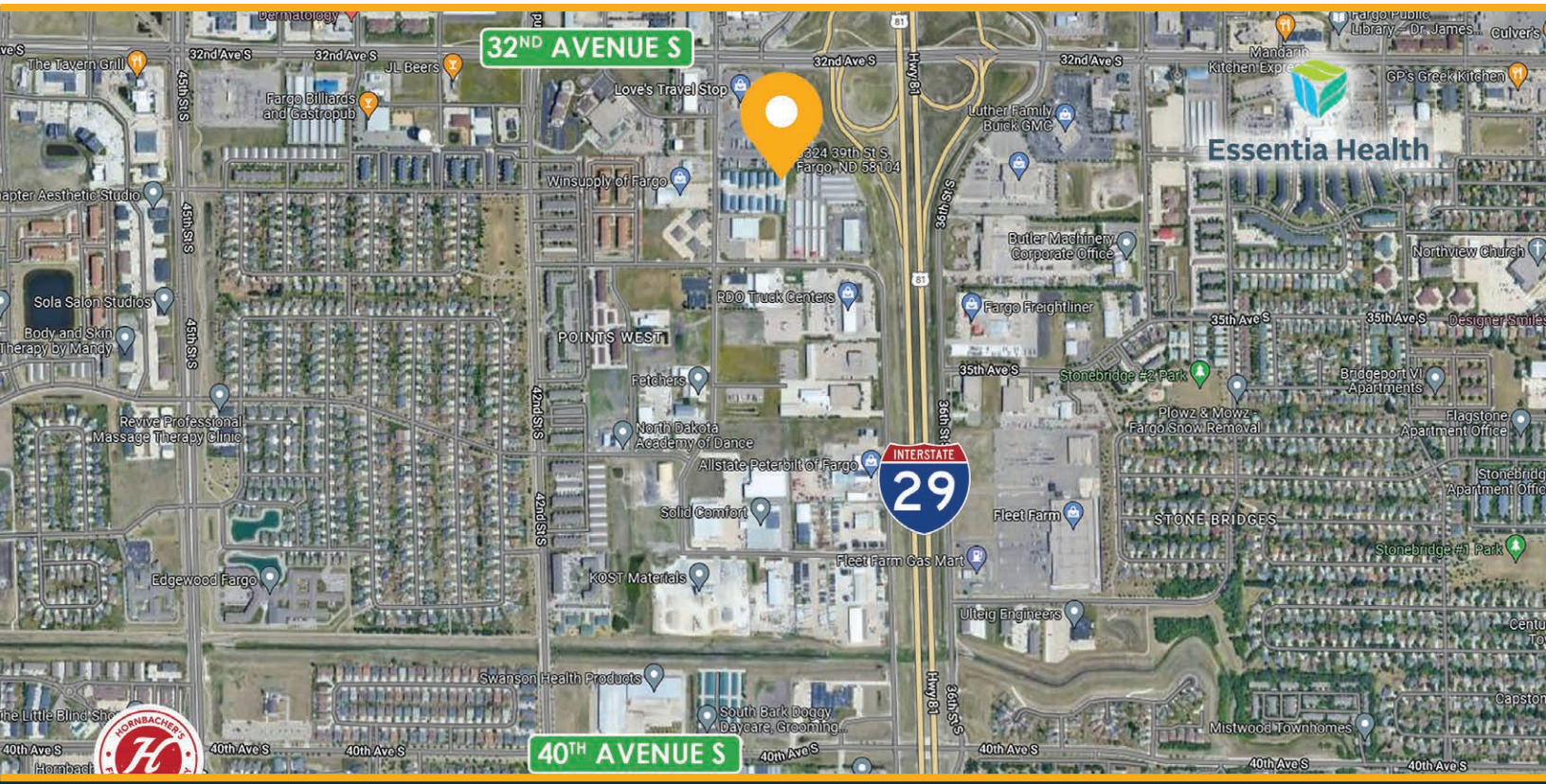
- Prime Location
- 14' Overhead Door
- Large Office
- Bathroom
- Floor Drain
- 7 Parking Spaces

NOTE: Currently Occupied - Tenant's Lease Expires 9/30/26

NEIGHBORING BUSINESSES:

- Love's Travel Stop
- Nordic Inspections
- The Windbreak
- Flying J Travel Center

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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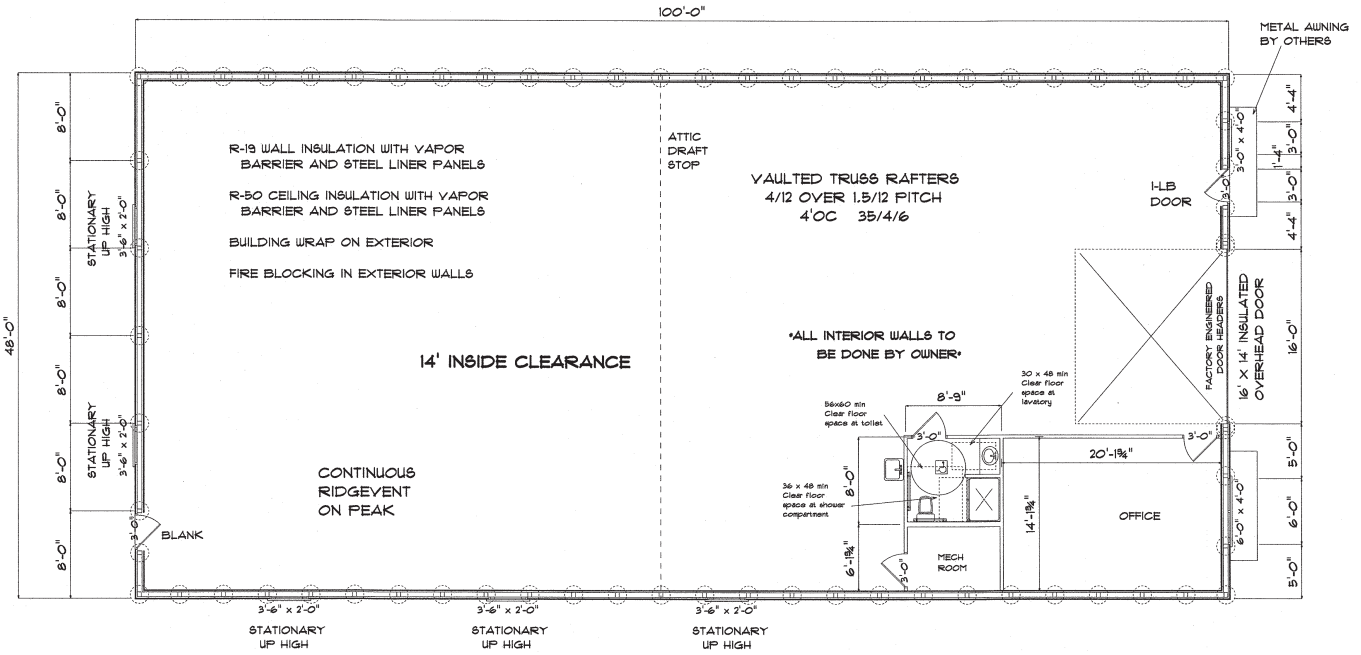
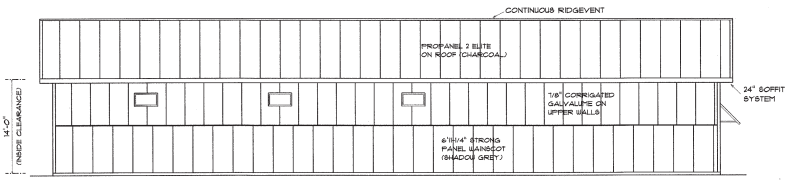
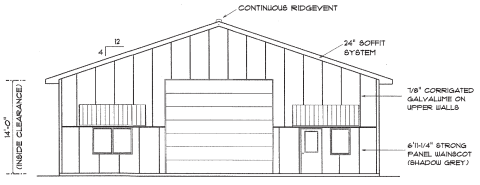
FLOORPLAN





WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
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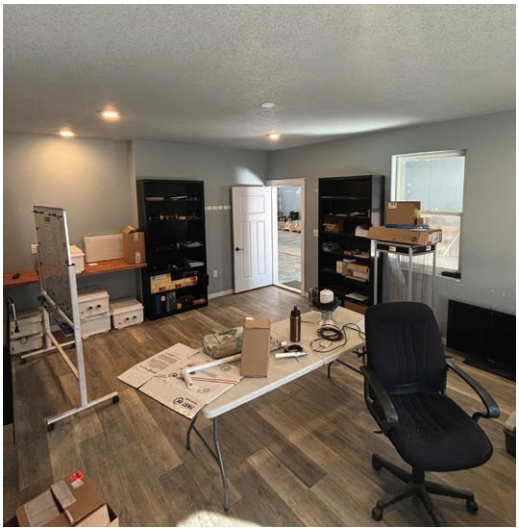
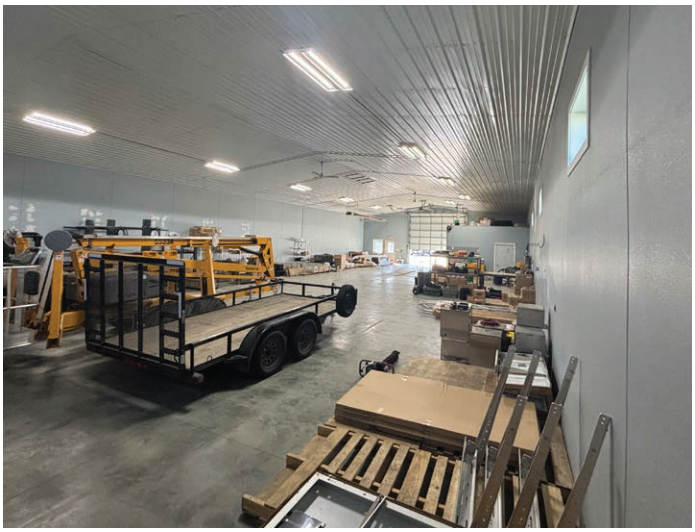
INTERIOR PHOTOS





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