

Investment Property for Sale

3239 47th Street S, Fargo, ND 58104

MLS #25-503



PROPERTY DESCRIPTION:

Now offering a great investment opportunity in a great location. Long-term tenants in place that fully occupy the building. Property is only 10 years old as a former well-kept daycare building. The Brandt Crossing area located just off 32nd Avenue and 45th Street offers many nearby amenities such as retail shopping, restaurants, services, offices and residential homes.

BUILDING SIZE:

16,808 SF
- 11,324 SF leased to childcare
- 5,511 SF leased to salon/spa

LOT SIZE:

58,694.2 SF (1.347 Acres)

PURCHASE PRICE:

\$3,400,000

PARCEL:

01-8479-00500-000

2025 SPECIALS INSTALLMENT:

(with daycare exemption)
\$8,148.42

2025 DRAINS:

\$403.63

ESTIMATED REMAINING SPECIALS:

\$78,476.29

YEAR BUILT:

2014



PROPERTY RESOURCES GROUP

4609 33rd Ave S, Suite 400,
Fargo, ND 58104

Tonya Bishop

REALTOR®

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CLASSROOM



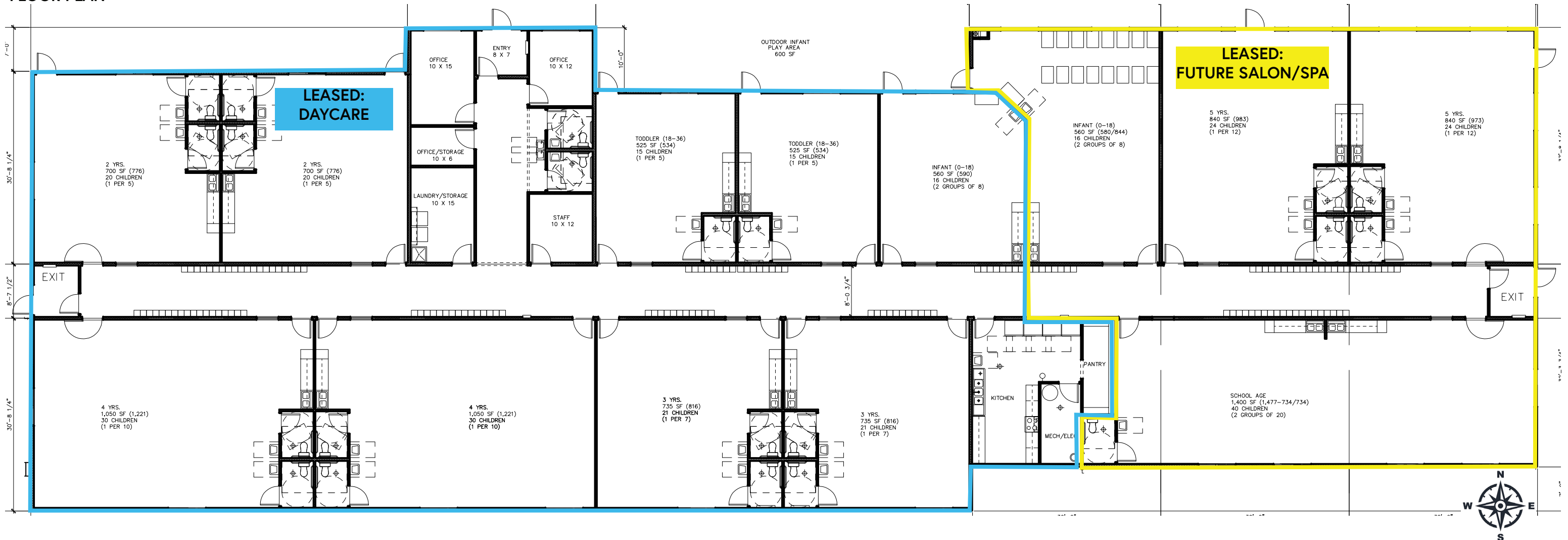
KITCHEN



LAUNDRY/STORAGE



FLOOR PLAN





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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.