

For Sale or Lease: 3,200 SF Commercial Building

3344 5th Way E, West Fargo, ND 58078

MLS#25-911 & 25-912



PROPERTY DESCRIPTION: Situated in West Fargo's Oak Ridge Loop, this 3,200 sq. ft. commercial space overlooks a scenic pond, making it ideal for office, retail, or other business setups. It features a modern design with an abundance of windows, higher-end finishes, and an open floor plan, allowing for a flexible layout that can adapt to various business needs. With six dedicated parking spaces and close proximity to major transportation and local amenities, this property is well-positioned for business success. Six furnished offices ready to use.

PURCHASE PRICE:	\$685,000	PARCEL:	02-5017-00170-000
LEASE RATE:	\$18 PSF	2025 TAXES:	\$11,636.75
ESTIMATED CAM:	\$4 PSF	2025 SPECIALS INSTALLMENT:	\$3,052.71
BUILDING SIZE:	3,200 SF	EST. REMAINING SPECIALS:	\$37,287.33
LOT SIZE:	7,450 SF (0.17 ACRES)	DRAINS:	\$131.61
ZONING:	Commercial	YEAR BUILT:	2021



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400,
Fargo, ND 58104

TYLER BRANDT | REALTOR®

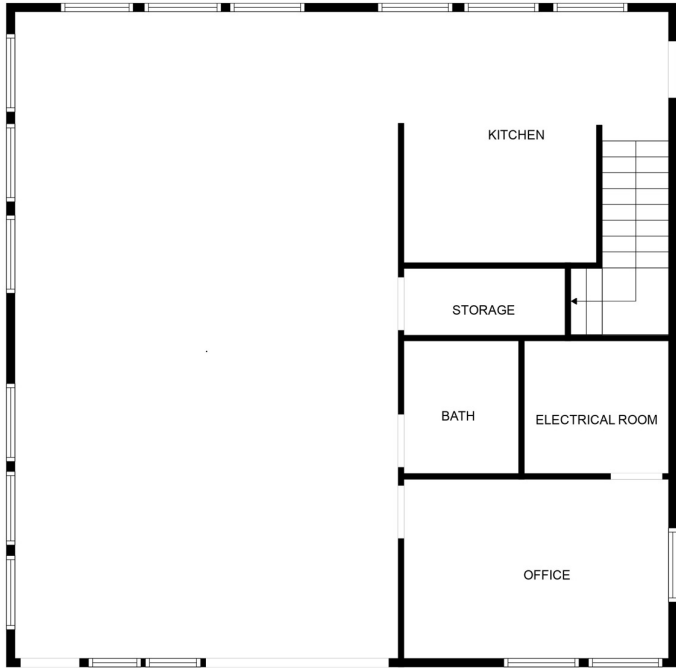
Owner/Agent
701.499.3905
tyler@prgcommercial.com

SIERRA WENDT | REALTOR®

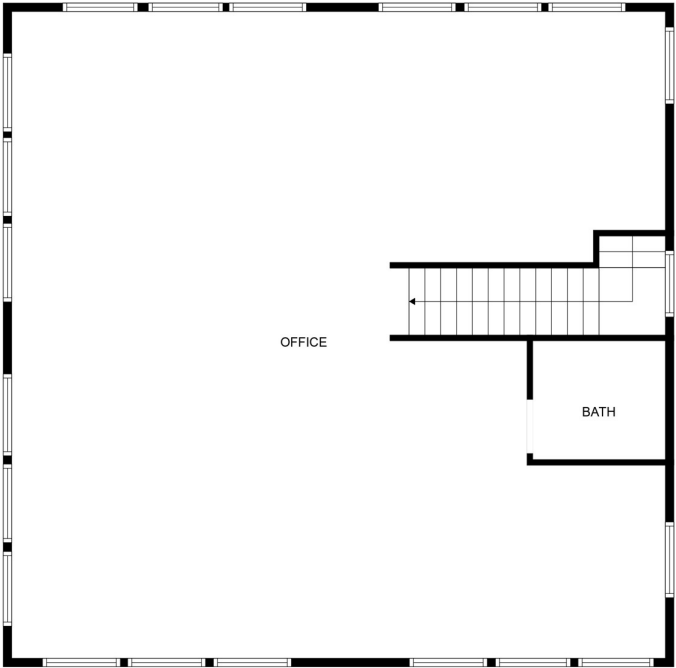
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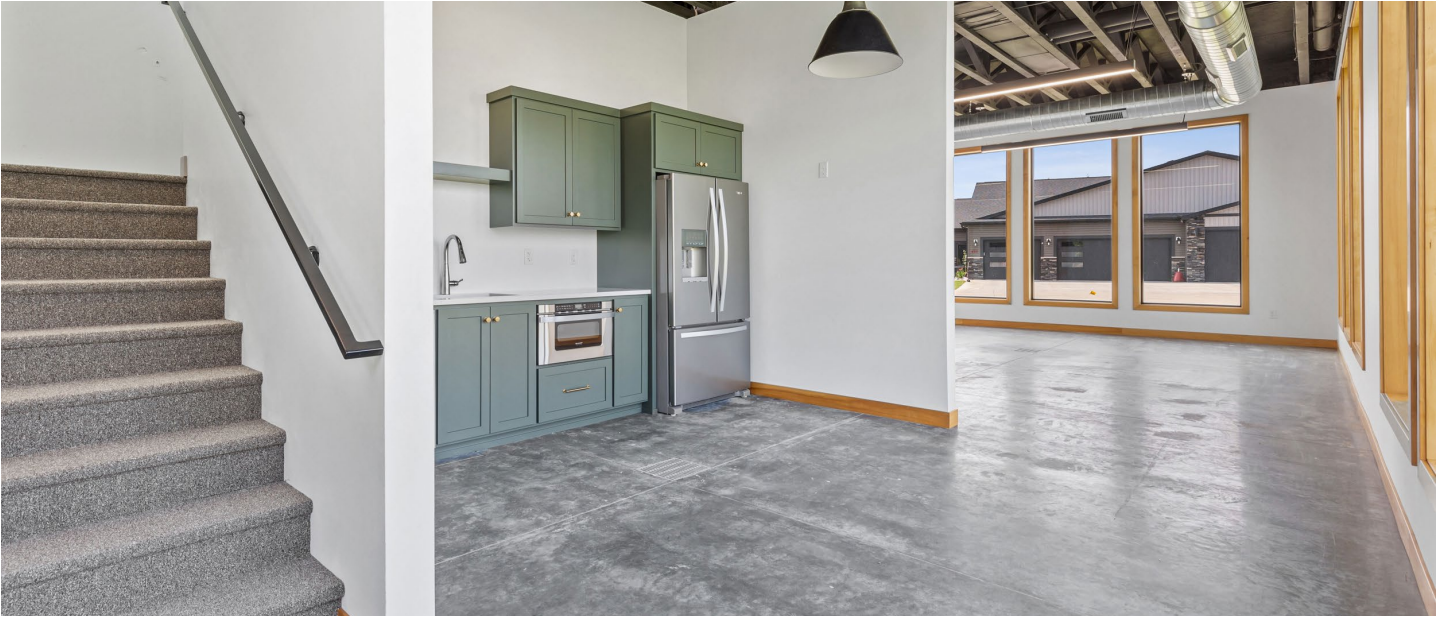
FLOOR PLAN



FLOOR 1



FLOOR 2



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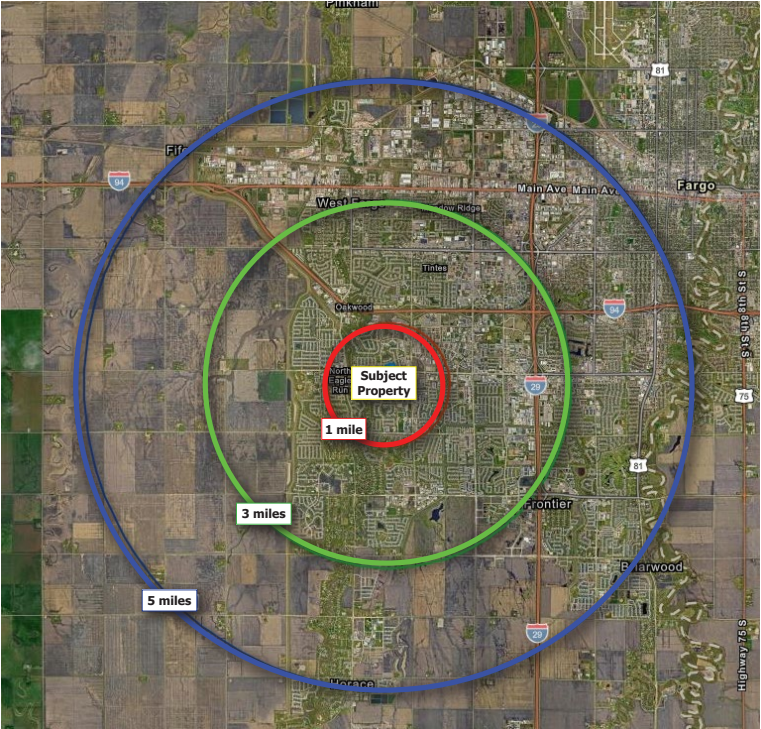
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 TOTAL POPULATION	12,851	81,548	137,792
2019 TOTAL HOUSEHOLDS	5,252	34,507	59,535
2019 MEDIAN HOUSEHOLD INCOME	\$92,540	\$78,344	\$73,123
2019 MEDIAN AGE	30.5	32.3	34.1

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST





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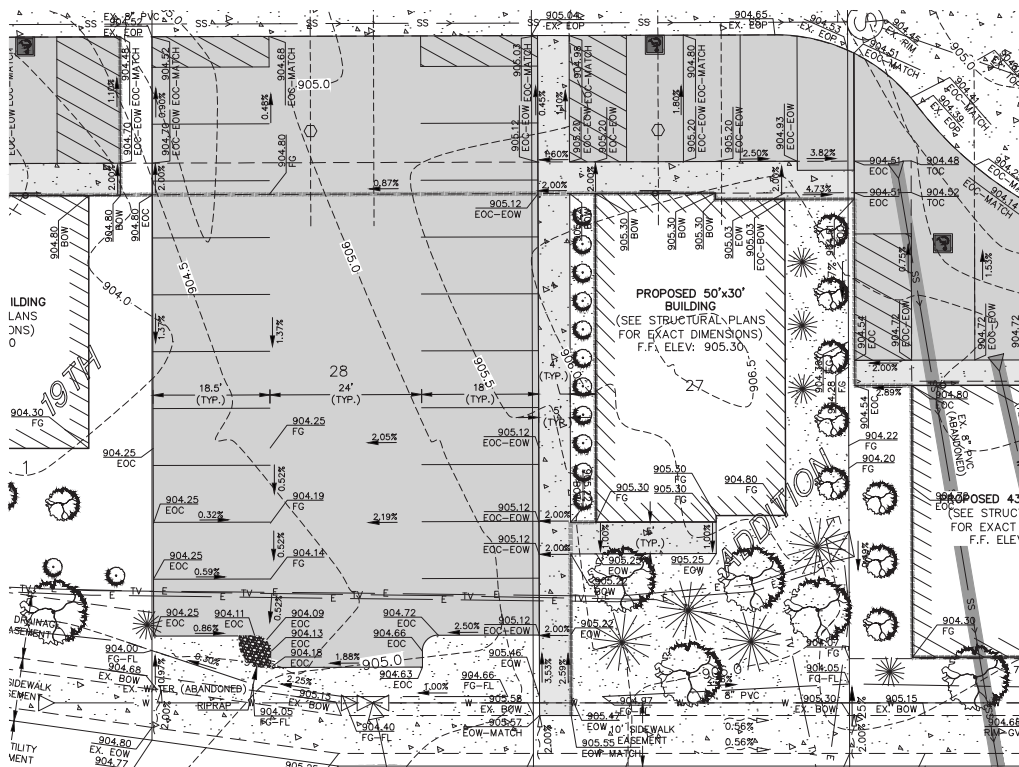
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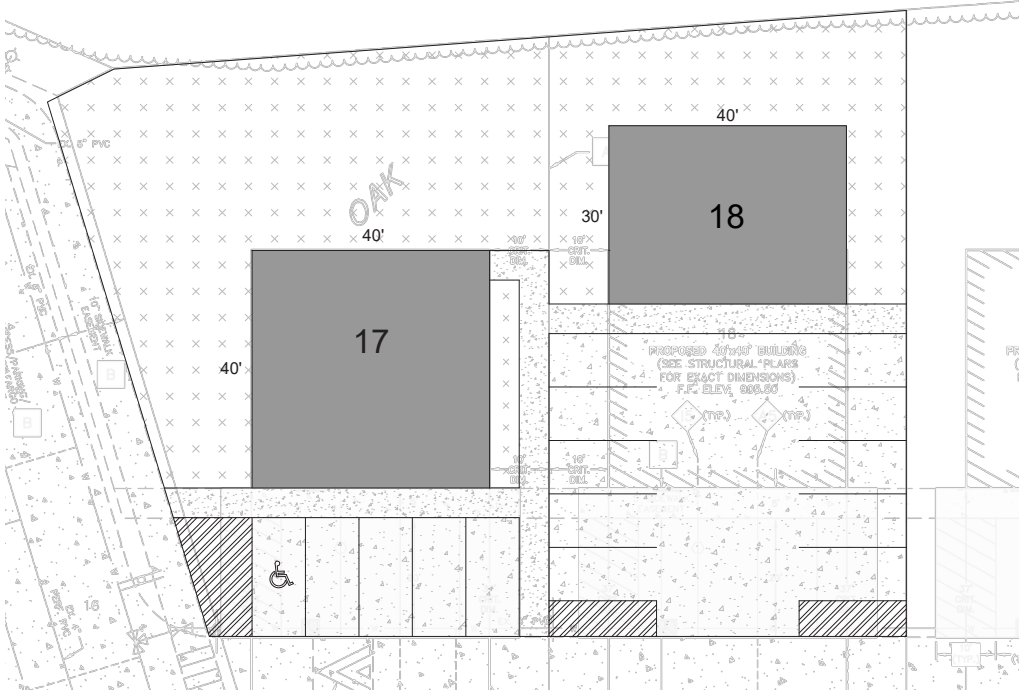
ADDITIONAL LOT AVAILABLE FOR PURCHASE

Contact for Pricing

Conceptual site plans for an additional building and/or additional parking



Option A would include 25 total parking spots.



Option B would include a second building and 15 total parking spots.



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