

FOR SALE

300 Broadway North, Unit 103/104, Fargo, ND 58102

MLS #26-288



Property Description: Investment opportunity in the heart of Downtown Fargo, anchored by Erbert & Gerberts sandwich franchise under new ownership. The tenant has executed a new 5-year lease running through June 2031, featuring scheduled annual rent increases. With a Year 1 Net Operating Income of \$31,970, delivering consistent, predictable cash flow in one of the most vibrant and recognizable buildings in Downtown Fargo. Downtown Fargo's continued revitalization, make this an ideal asset for investors seeking a low-management, long-term hold with a creditworthy operator committed to the market.

Purchase Price:	\$450,000	Operating Income:	\$31,970
2025 Consolidated Taxes:	\$7,063.84	CAP Rate:	7.1%
2025 Specials Installment:	\$666.73		
Estimated Specials Balance:	\$2,323.32		

Year Built:
2007

Available Space:
1,708 SF

Parcels:
01-8397-00010-010
01-8397-00010-011



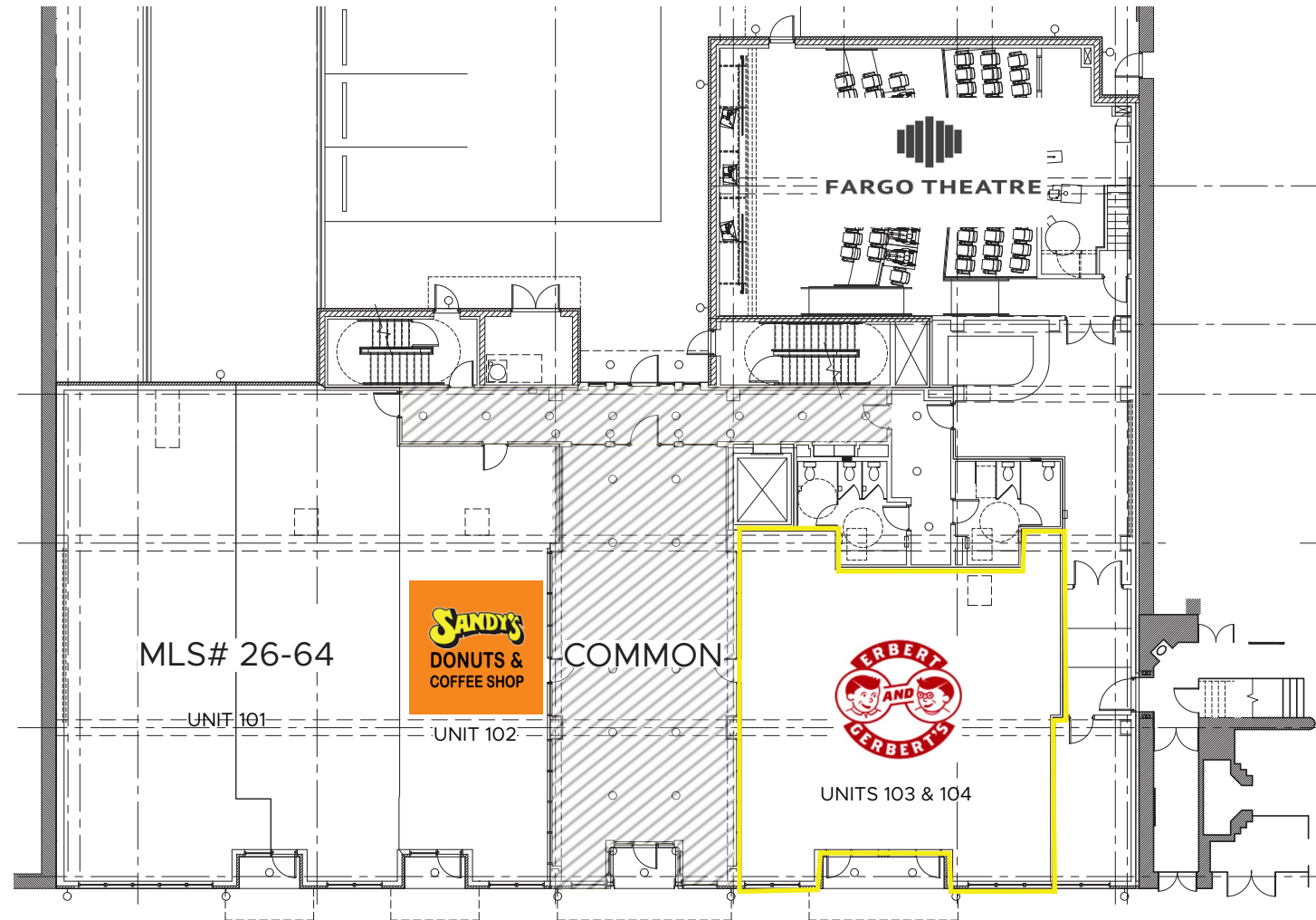
PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
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Floor Plan



KEY METRO DEMOGRAPHICS

- 263,000 metro-area residents
- 17.5% population growth in 10 years
- 23,000 new jobs in 10 years
- 2.4% unemployment rate
- 31% Fargo residents aged 18-34
- 30,000 college students attending area universities
- 65% young adults from the area who stay in Fargo-Moorhead for work
- 43% people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

- 5,000 new residents in the metro area per year
- 35% annual income increase for renters in 10 years
- 2X number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000 multifamily units across the metro area
- 2,700 market-rate units in the downtown core
- 1,400 new multifamily units added to the metro area per year
- 200 new multifamily units in core neighborhoods per year
- \$1 BILLION average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

- 4,100 people living downtown
- 47% family households
- 31 average age
- 49% female residents
- 51% male residents
- 50% household with pets
- 5,000 new residents by 2032

Sources: Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023; North Dakota Job Service; Building Industry Association of the Red River Valley; U.S. Census Bureau



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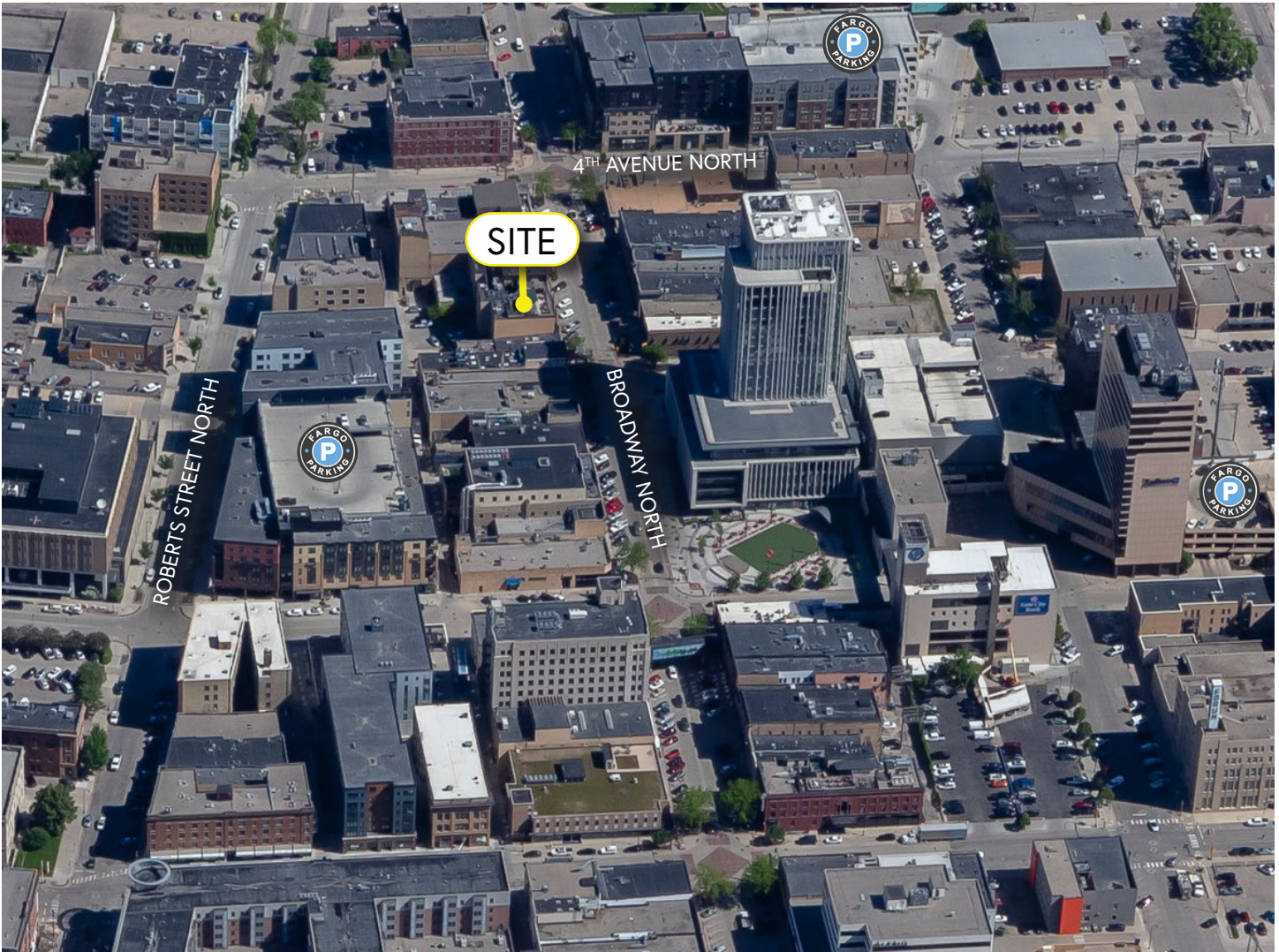
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Public Parking
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