

# 34<sup>TH</sup> ST INDUSTRIAL LAND

624 34<sup>TH</sup> ST S, FARGO, ND 58103

**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



**INDUSTRIAL ZONED LAND - CENTER OF FARGO**

Sale Price: \$2,124,000 | \$11.00 PSF

Lot Size: 193,097 SF

**Nate Vollmuth** | 701.893.3839

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**Goldmark Commercial Real Estate**

www.goldmarkcommercial.com

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## LOT SIZE

193,097 SF

## PRICE

\$2,124,000 | \$11.00 PSF

## PARCEL NUMBER

01-8884-00100-000

## 2025 TAXES

\$11,098.75

## SPECIALS BALANCE

\$0.12 PSF

## ZONING

Limited Industrial

## PROPERTY DESCRIPTION:

This 193,097 square foot site offers a rare opportunity for limited industrial development in the center of Fargo, ND. The property is level, well-positioned, and benefits from multiple access points, providing excellent flexibility for site planning, circulation, and future development. With Limited Industrial zoning and up to 80% impervious coverage allowed through the regional pond, the site is well-suited for a variety of commercial, light industrial, warehouse, flex, or service-oriented users seeking a central Fargo location with strong development potential.

*\*\$270,000 in lot improvements reflected in price, including two access roads and a regional detention pond.*

## NEIGHBORING BUSINESSES:

- Great Plains Food Bank
- Prairie Ridge Senior Housing

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.

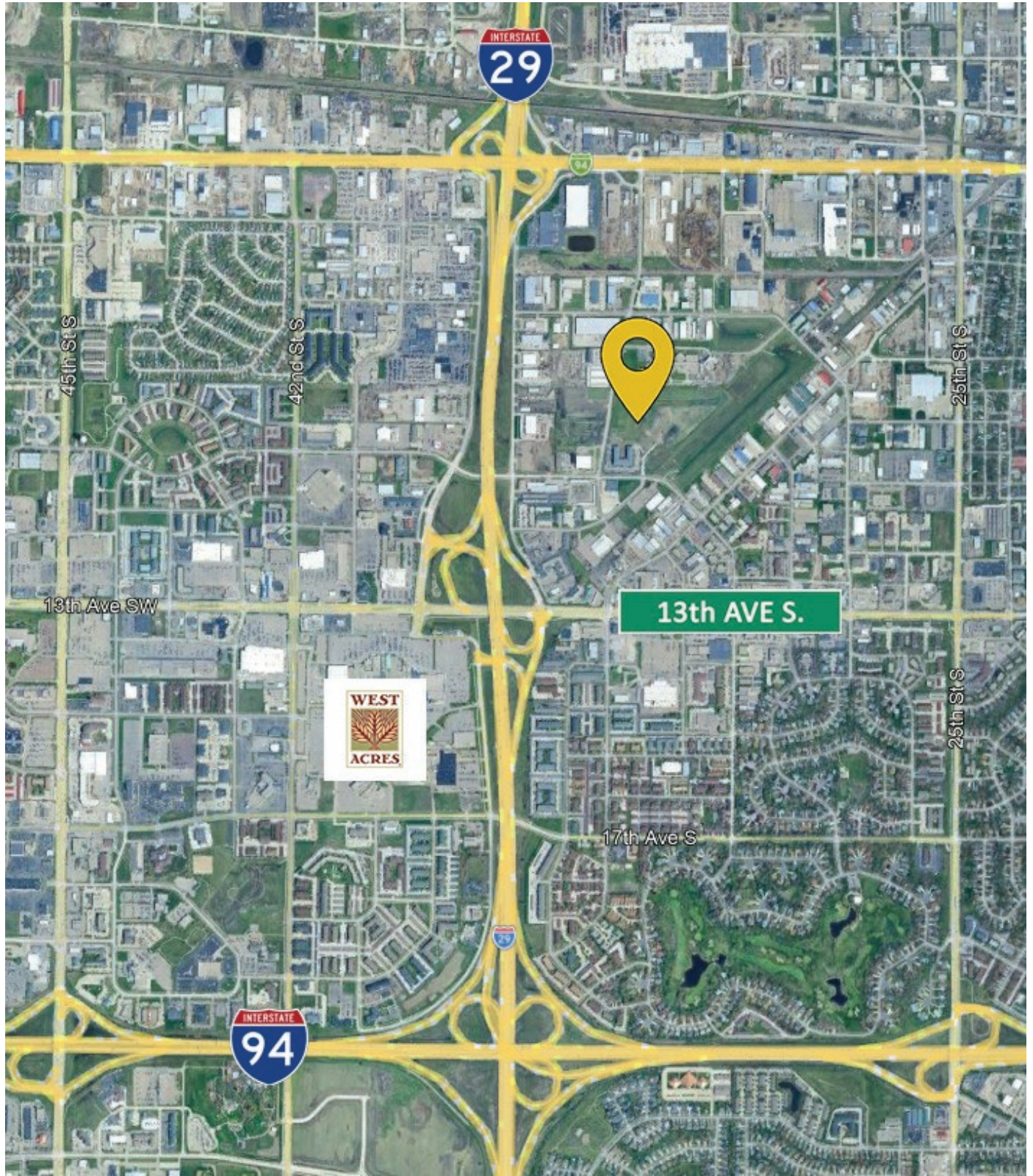


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AREA MAP



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AREA MAP

