

FORMER CROOKED PINT

3340 13TH AVE S, FARGO, ND 58103


GOLDMARK™
COMMERCIAL REAL ESTATE INC

BUILDING FOR SALE



FORMER BAR/RESTAURANT BUILDING FOR SALE

Size: 6,914 SF
Price: \$2,395,000

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www.goldmarkcommercial.com

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BUILDING SIZE

6,914 SF

PRICE

\$2,395,000

PARCEL NUMBER

01-2580-00040-000

OCCUPANT LOAD

256

YEAR BUILT

1989

2024 TAXES & SPECIALS

\$21,760.84

SPECIALS REMAINING

\$12,851.16

LOT SIZE

36,000 SF (0.826 acres)

PROPERTY DESCRIPTION:

Turn-key bar and restaurant in a high traffic, high visibility location on 13th Ave. and I-29!! This property offers a unique blend of interior updates and prime location, making it an ideal investment for restaurateurs and entrepreneurs.

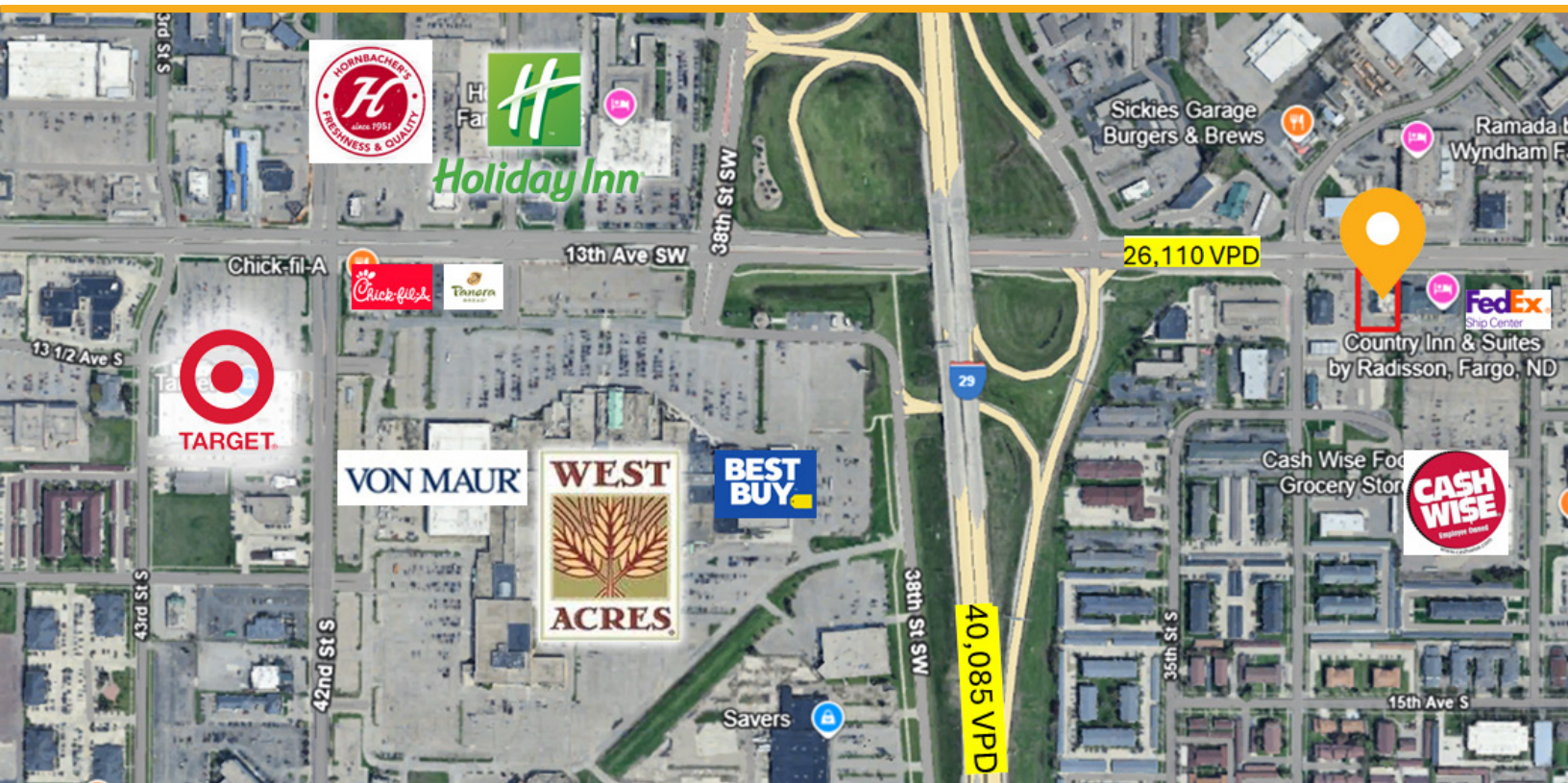
Renovated in the spring of 2018, this space features reclaimed wood throughout the interior creating a warm vibe. With over 6,900 square feet of versatile space, it is designed to accommodate large crowds while maintaining an intimate and welcoming atmosphere. The private rental room can hold up to 50 people and includes a separate bar. There is ample parking, and the north-facing patio is perfect for enjoying a cold beverage on a warm summer evening.

Sale includes all furniture, fixtures and equipment!!

Equipment List:

- Large Walk-In Keg Cooler
- 32-Line Draught Beer System
- Flat Top Grill (2)
- Fryers (3)
- Convection Ovens (2)
- Combination Walk-In Cooler/Freezer (1)
- Make Table Coolers (4)
- Low Boy Coolers w/ Pull Out Drawers (2)
- Upright Freezer (1)
- Much More

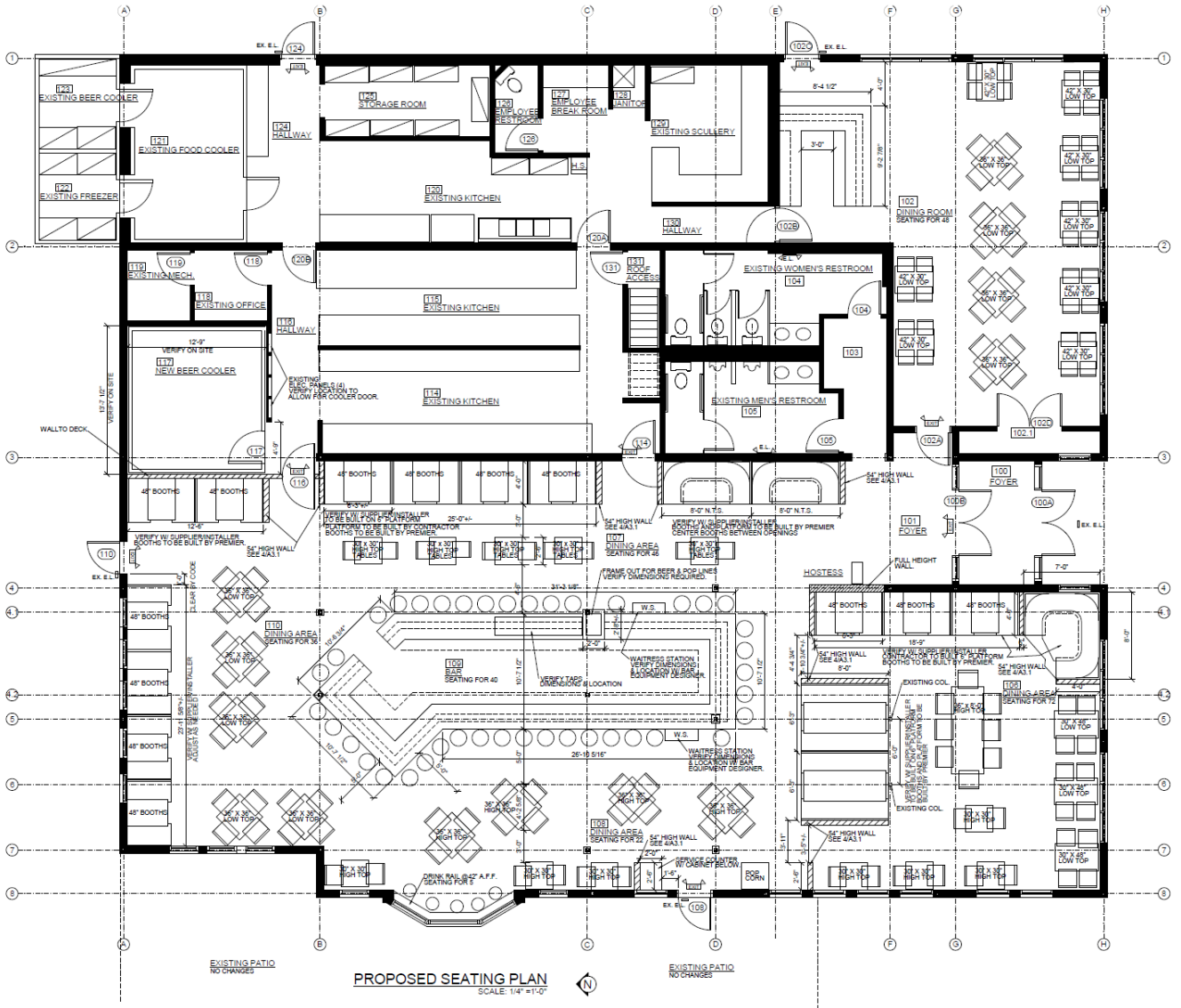
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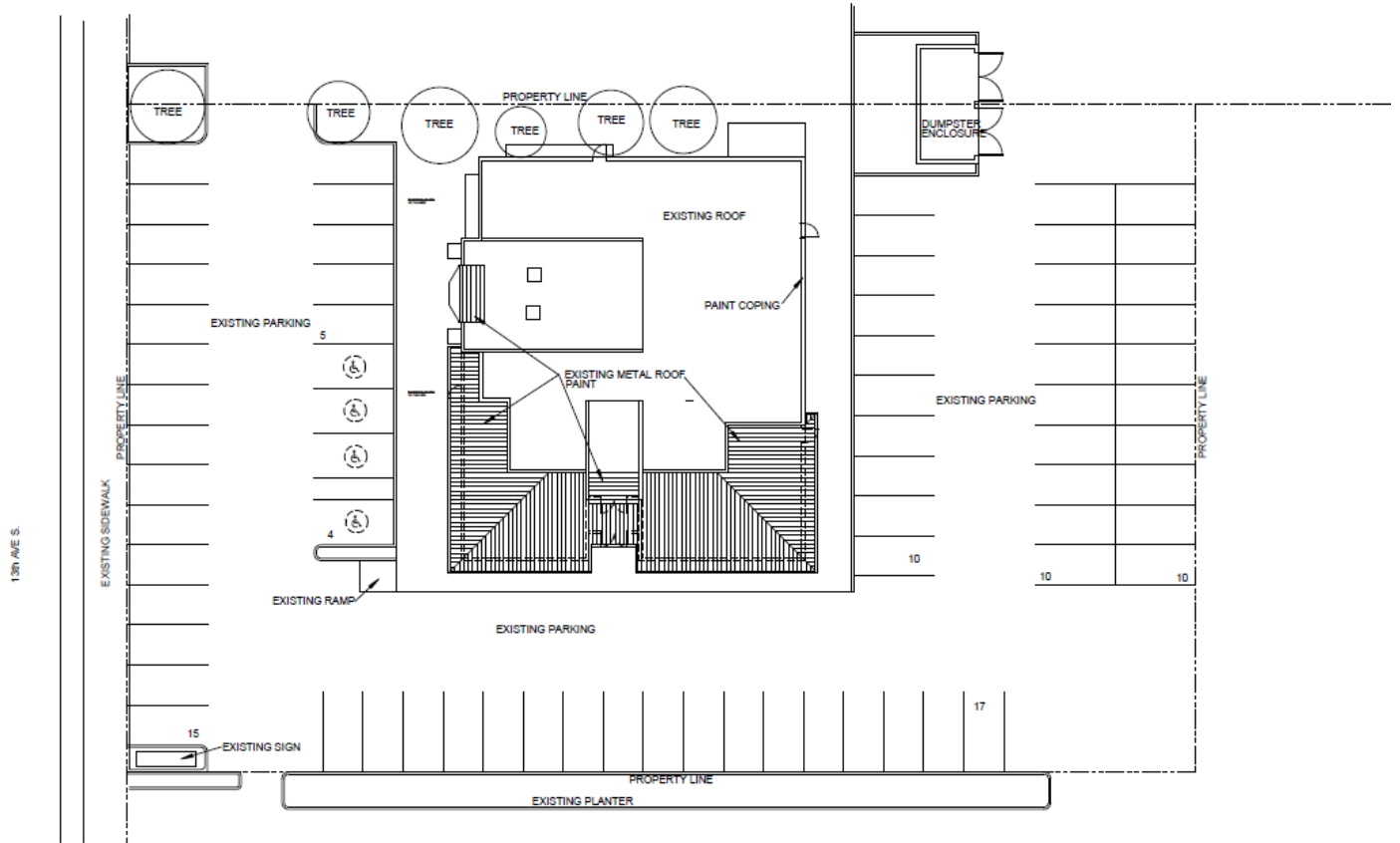
FLOORPLAN



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SITE PLAN

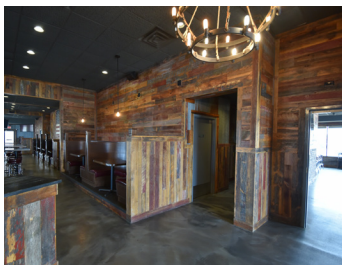
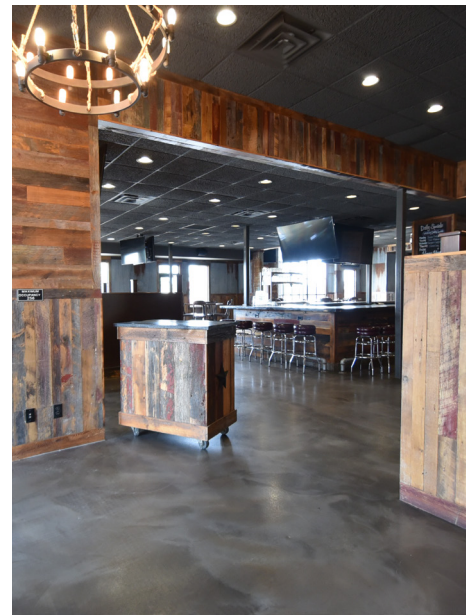


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INTERIOR PHOTOS



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KITCHEN PHOTOS



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EXTERIOR PHOTOS

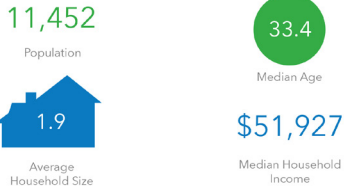


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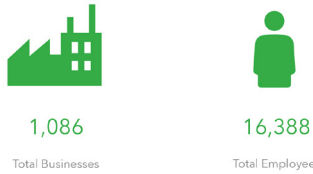
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1-MILE RADIUS

KEY FACTS



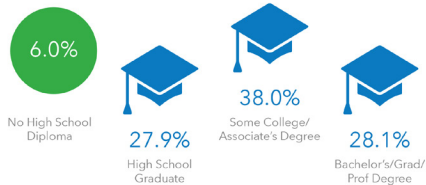
BUSINESS



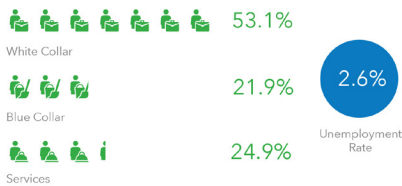
INCOME



EDUCATION



EMPLOYMENT



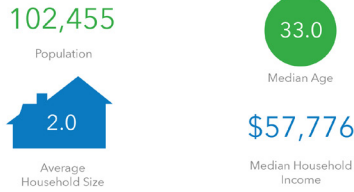
2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (28.9%)
The smallest group: \$150,000 - \$199,999 (1.7%)

Indicator ▲	Value	Diff
<\$15,000	13.8%	+4.7%
\$15,000 - \$24,999	8.2%	+2.2%
\$25,000 - \$34,999	8.4%	+2.2%
\$35,000 - \$49,999	15.9%	+4.2%
\$50,000 - \$74,999	28.9%	+9.6%
\$75,000 - \$99,999	11.3%	-1.8%
\$100,000 - \$149,999	8.5%	-6.7%
\$150,000 - \$199,999	1.7%	-6.1%
\$200,000+	3.3%	-8.3%

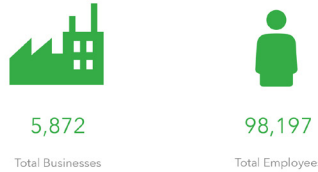
Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS



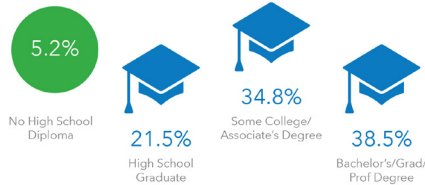
BUSINESS



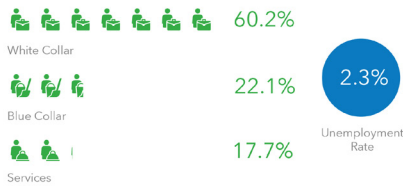
INCOME



EDUCATION



EMPLOYMENT



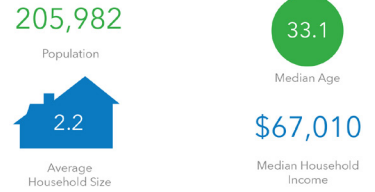
2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (21.8%)
The smallest group: \$150,000 - \$199,999 (5.0%)

Indicator ▲	Value	Diff
<\$15,000	11.4%	+2.3%
\$15,000 - \$24,999	8.0%	+2.0%
\$25,000 - \$34,999	8.2%	+2.0%
\$35,000 - \$49,999	13.4%	+1.7%
\$50,000 - \$74,999	21.8%	+2.5%
\$75,000 - \$99,999	14.1%	+1.0%
\$100,000 - \$149,999	11.9%	-3.3%
\$150,000 - \$199,999	5.0%	-2.8%
\$200,000+	6.2%	-5.4%

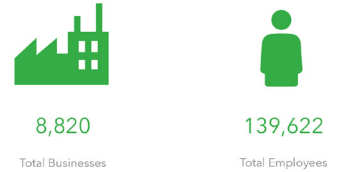
Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS



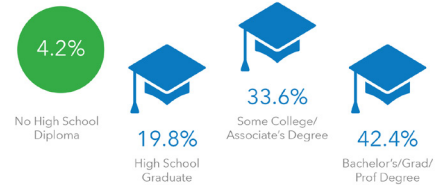
BUSINESS



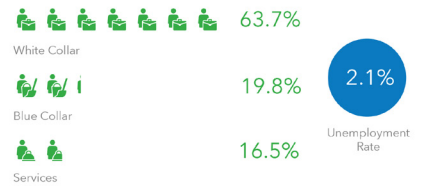
INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.0%)
The smallest group: \$25,000 - \$34,999 (6.4%)

Indicator ▲	Value	Diff
<\$15,000	10.4%	+1.3%
\$15,000 - \$24,999	6.8%	+0.8%
\$25,000 - \$34,999	6.4%	+0.2%
\$35,000 - \$49,999	12.0%	+0.3%
\$50,000 - \$74,999	19.0%	-0.3%
\$75,000 - \$99,999	14.1%	+1.0%
\$100,000 - \$149,999	14.8%	-0.4%
\$150,000 - \$199,999	6.7%	-1.1%
\$200,000+	9.8%	-1.8%

Bars show deviation from Cass County