

FIECHTNER OFFICE BUILDING

3148 FIECHTNER DR. S., FARGO, ND 58103

**GOLDMARK™**
COMMERCIAL REAL ESTATE INC



FOR SALE: OFFICE BUILDING WITH DETACHED HEATED STORAGE

Sale Price: \$899,000

Lot Size: 1.03 Acres

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BUILDING SIZES

Office: 5,458 SF
Heated Storage: 1,200 SF
Storage Building: 2,100 SF

PRICE

\$899,000

LOT SIZE

44,910 SF | 1.03 Acres

PARCEL NUMBER

01-4022-01310-000

2025 TAXES

\$13,879.78

ZONING

Limited Industrial

PROPERTY DESCRIPTION:

This well-maintained Class B office property in Fargo, ND offers a strong combination of quality office space, functional storage, and excellent site circulation. The office building features new shingles, a low-maintenance masonry exterior, aluminum windows, and aluminum entry doors. The property includes ample parking, efficient vehicle circulation, and multiple garage and storage options, including attached pull-through garages serving the office building. Additional improvements include a heated 30' x 40' storage building with two overhead doors, as well as cold storage buildings with five overhead doors, making this an attractive option for users needing office, vehicle, equipment, or storage functionality in one location.

PROPERTY FEATURES:

- *Great access to interstate*
- *No Specials*
- *Detached Warehouse/Storage Buildings*

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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NEIGHBORHOOD MAP



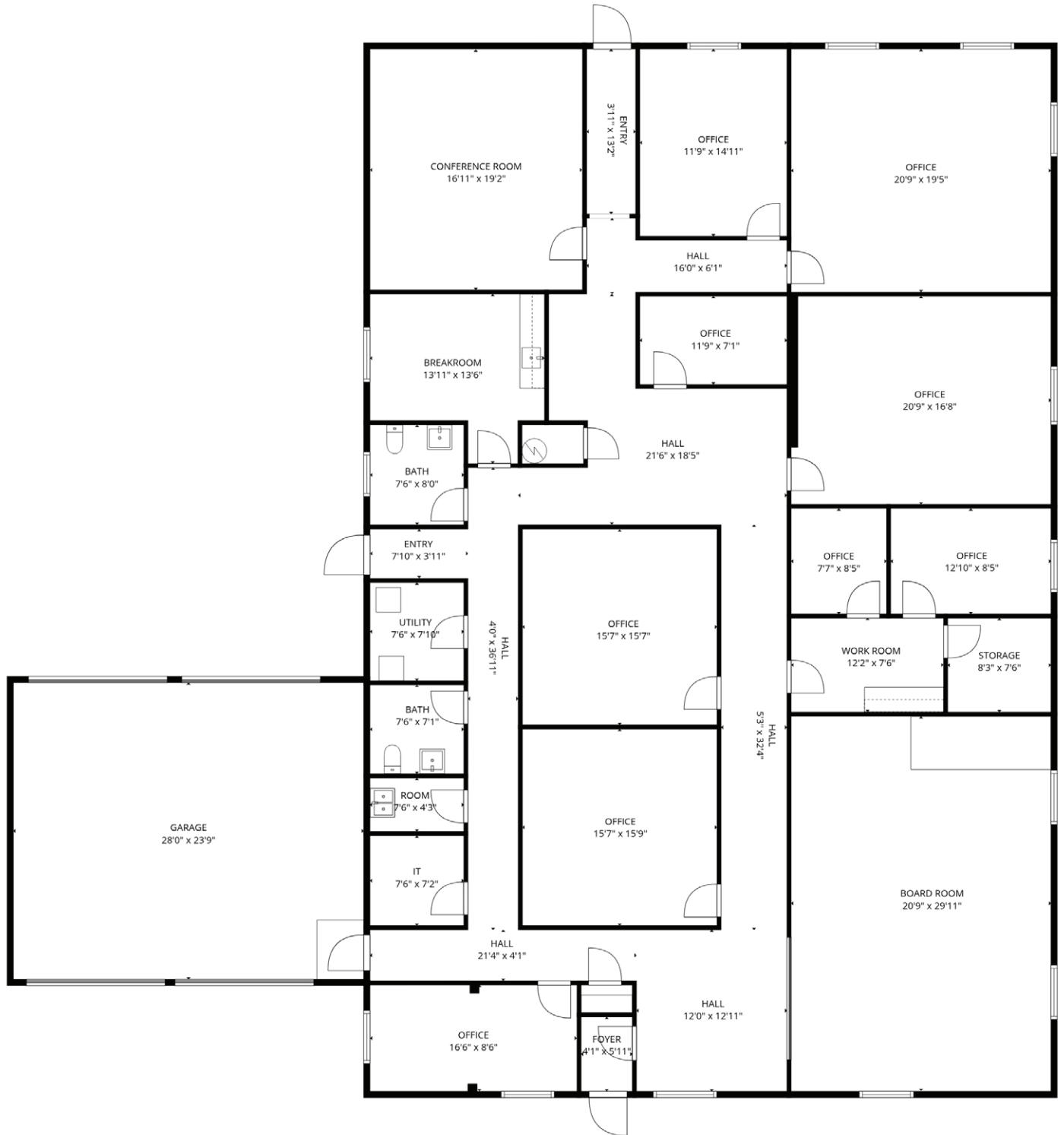
NEIGHBORING BUSINESSES:

- *Overhead Door Company*
 - *Jeremiah Program*
 - *Bell Bank*
 - *Scheels Hardware*
 - *Montessori Schools*
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FLOORPLAN



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AREA MAP

