

# Retail Space for Lease

833 24th Avenue E, Suite A, West Fargo, ND 58078

MLS #26-143



**Property Description:** Retail space available for lease at the Blvd Shoppes retail center. This high visibility center offers 1,628 – 3,457 square feet of flexible space, formerly occupied by a drop-in daycare. The layout provides a strong foundation for a wide range of retail, office, or service-based users and can be reconfigured to suit a variety of concepts. Positioned in a growing area of West Fargo with convenient access, ample parking, and established co-tenancy, this endcap suite has potential.

**Lease Rate:** \$22 SF

**Available Space:** 1,628 SF - 3,457 SF

**Estimated CAM:** \$10 SF

**Traffic Counts:** 35,880 AADT (2024) on Veterans Boulevard



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www.PropertyResourcesGroup.com  
4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

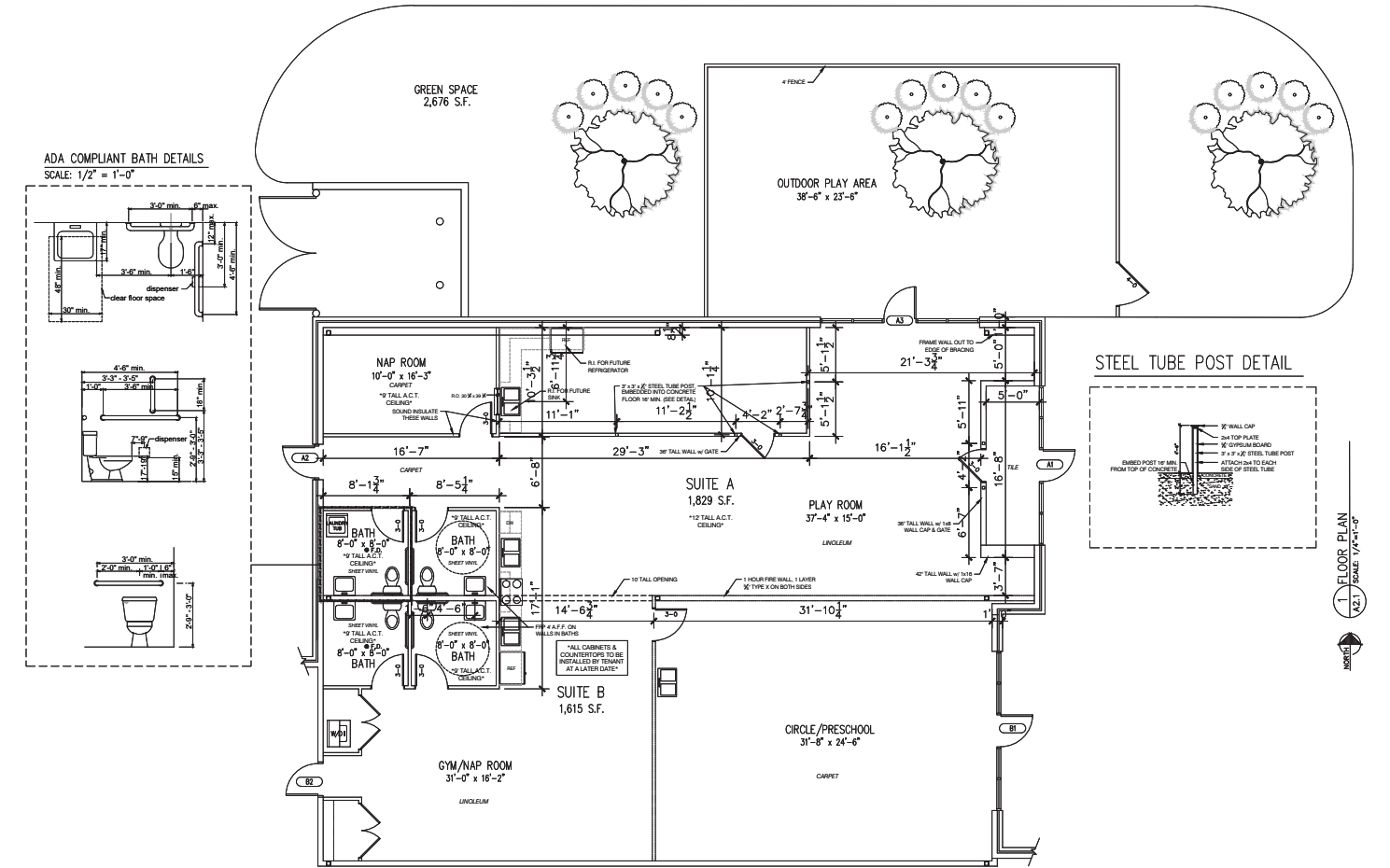
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



## Floor Plan



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