

# 1320 PROPERTY

1320 1ST AVE N, FARGO, ND 58102



**FOR SALE**



**INVESTMENT or OWNER-OCCUPIER OPPORTUNITY!**

Sale Price: \$1,450,000

Building Size: 8,117 SF

Lot Size: .523 acres

**Brett Saladin, CCIM | 701.893.2830**

brett.saladin@goldmark.com

**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## BUILDING SIZE

8,117 SF

## PRICE

\$1,450,000

## YEAR BUILT

1966

## LOT SIZE

22,770 SF | .523 acres

## PARCEL NUMBER

01-2340-03041-000

## 2024 TAXES/SPECIALS

\$16,659.82

## ZONING

Commercial

## PROPERTY DESCRIPTION:

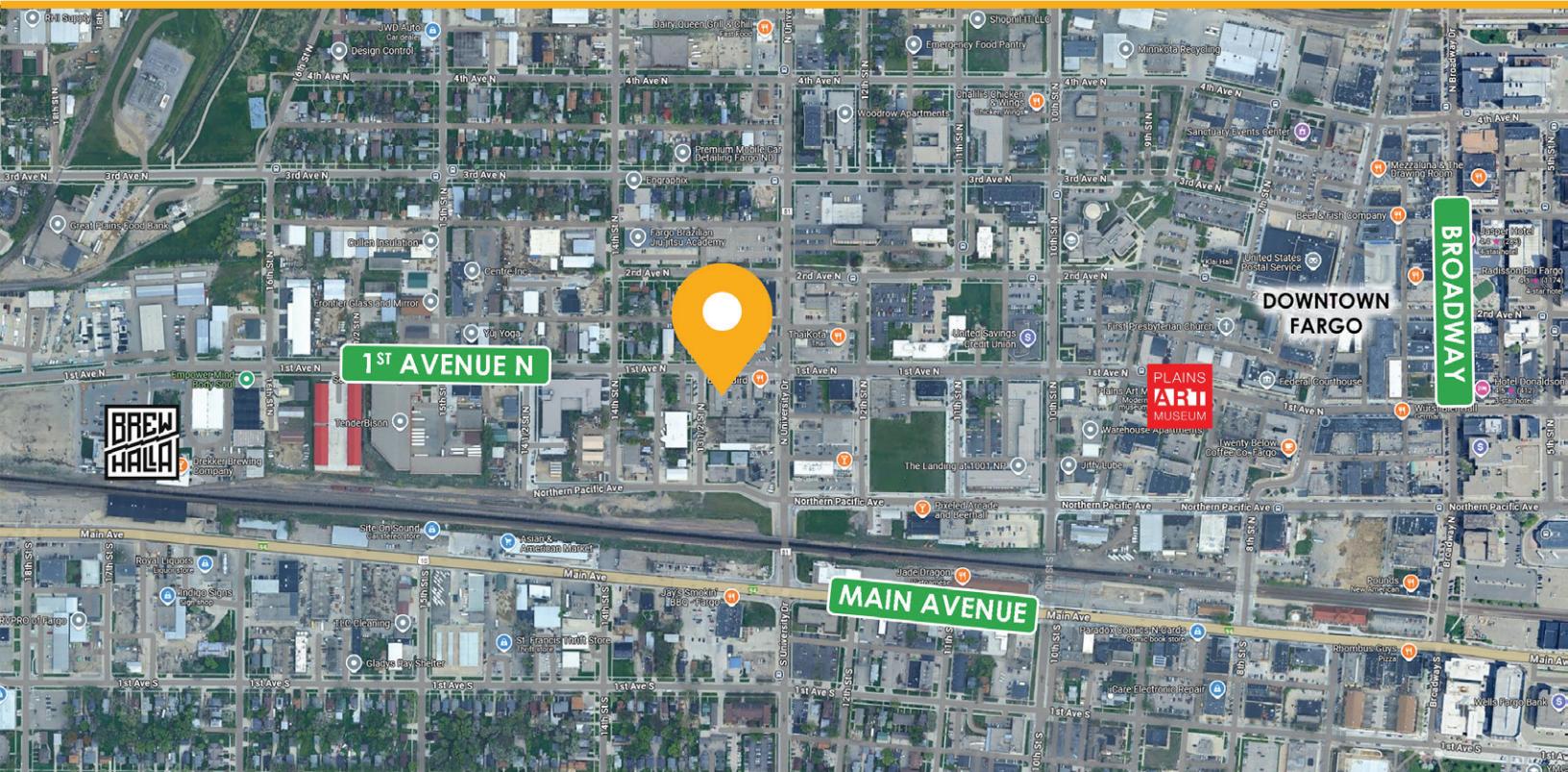
Investment and/or Owner Occupant opportunity right off 1st Ave North and University Dr in Fargo! This property has been remodeled over the last few years to offer flexibility to any investor or owner occupant.

The building has two Tenants with multiple years left on their lease terms and the Seller is willing to sign a short-term leaseback after closing, which would be a perfect opportunity for any business owner looking to own real estate and have supplement income via Tenants!

## PROPERTY FEATURES:

- Opportunity for new owner to occupy space while assuming current Tenant leases for cash flow (approx. 4k SF for new owner)
- Updated office space for a multitude of business operations
- Convenient location off University Dr and 1st Avenue N.
- Close proximity to Drekker Brewing and Brewhalla

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.

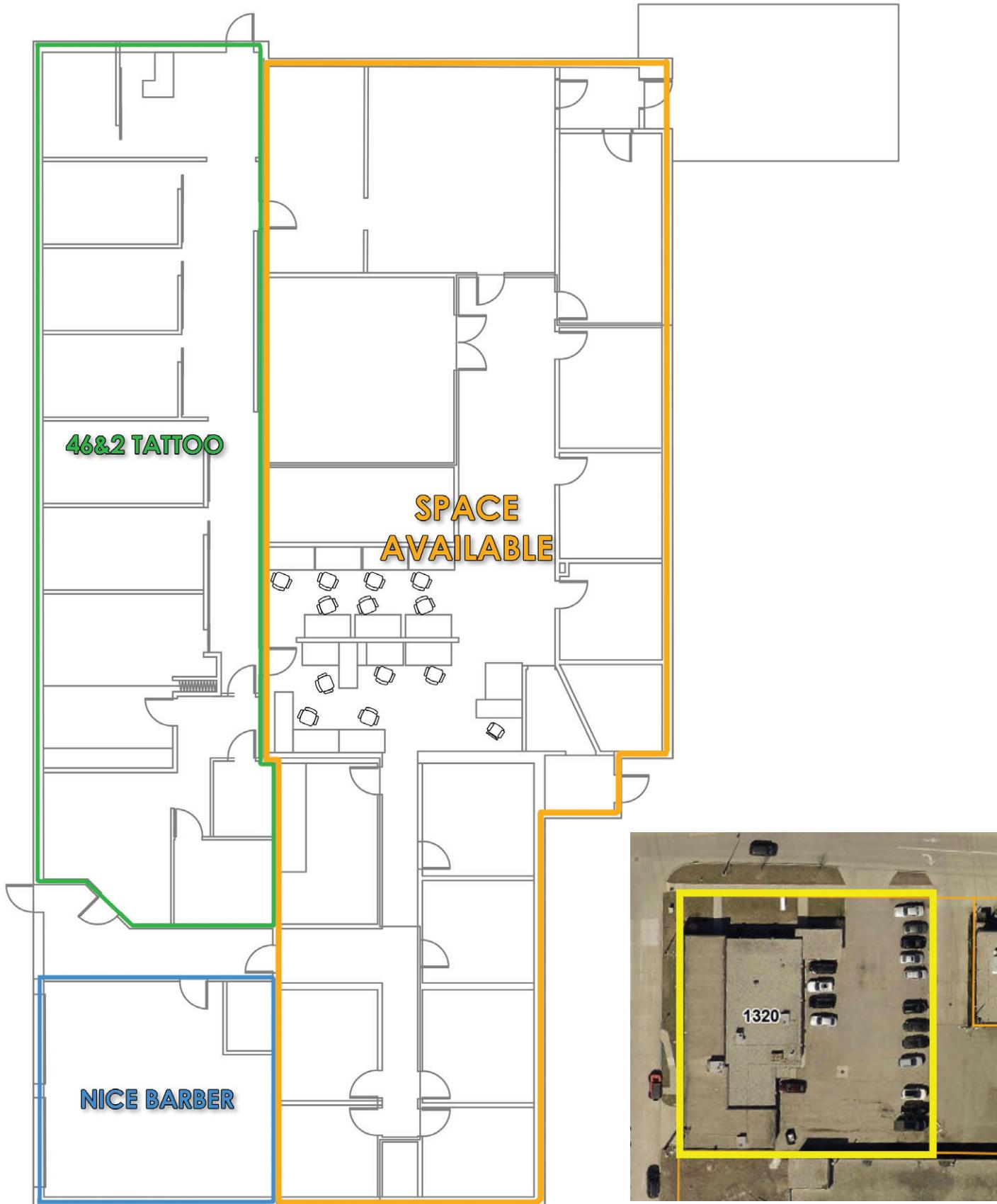


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**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

FLOORPLAN

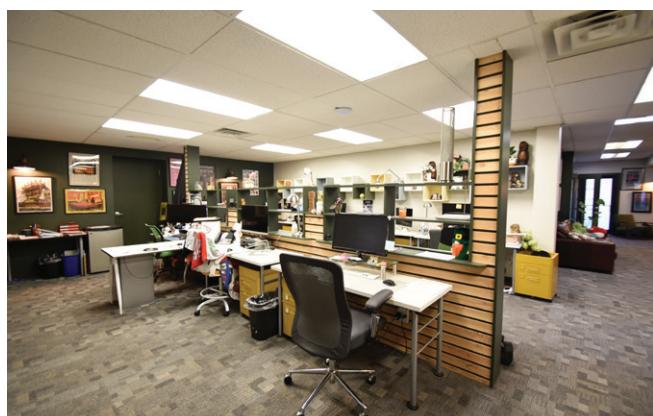


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## INTERIOR PHOTOS



# 1320 PROPERTY

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EXTERIOR PHOTOS

