

# FOR LEASE RETAIL SPACE

3265 45th Street S, Suite 124, Fargo, ND 58104  
MLS #25-729



## PROPERTY DESCRIPTION:

Shoppes at BLU is one of the most fabulous shopping areas in all of Fargo. It is located at the busy intersection of 45th Street South and 32nd Avenue South. With a variety of established businesses bringing high customer traffic, this retail space available will make your professional dreams a reality.

<b>RENTABLE SF:</b>	2,766 SF
<b>USABLE SF:</b>	2,521 SF
<b>LEASE RATE:</b>	\$20.70 PSF
<b>ESTIMATED CAM:</b>	\$6.25 PSF



PROPERTY RESOURCES GROUP

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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.