



900 42ND STREET SOUTH
FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, CCIM SIOR
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MEGAN WALOCK
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PROPERTY DETAILS

Address	900 42 nd Street South Fargo, ND 58103	
Parcel No.	01-3600-00210-000	
Legal	Lot 1, Block 4, Village West Addition to the City of Fargo	
Zoning	GC, General Commercial	
Lot Size	506,176 SF +/- (11.62 Acres)	
Building Size	155,989 SF +/-	
Parking	816 Surface Parking Spaces	
Year Built	1983	
Property Tax	Consolidated Tax	\$ 240,601.70
	Drain Tax	\$ 1,113.28
	Annual Installment Special Assessments	\$ 31,830.00
	<u>Discount (Payment by February 15th)</u>	<u>- \$ 12,030.09</u>
	2023 Total Property Tax	\$ 261,514.89
	<small>(Based on 2023 Tax Statement from Cass County Treasurer)</small>	
Special Assessments:	Outstanding Balance (Principal Only)	\$ 244,910.75
	Work In Progress (Estimate)	\$ 28,133.43
	<small>(Based on information from City of Fargo Assessor 12/8/2023)</small>	
Price	\$ 19,215,000 (\$123.18 PSF)	

FEATURES

- Controlled Secure Employee Entrances at Each Building Quadrant
- On-Site Cafeteria with Full Service Kitchen
- Fitness Room with Employee Locker Rooms
- Automatic run/transfer Caterpillar 1500KW/480v Generator
- Dakota Carrier Network (DCN) provides multiple fiber strands with redundant demarcs
- 5.23:1,000 Parking Ratio
- Configured for 1,245 Workstations
 - (1,159) 6'x6' cubes
 - (86) 6'x9' cubes

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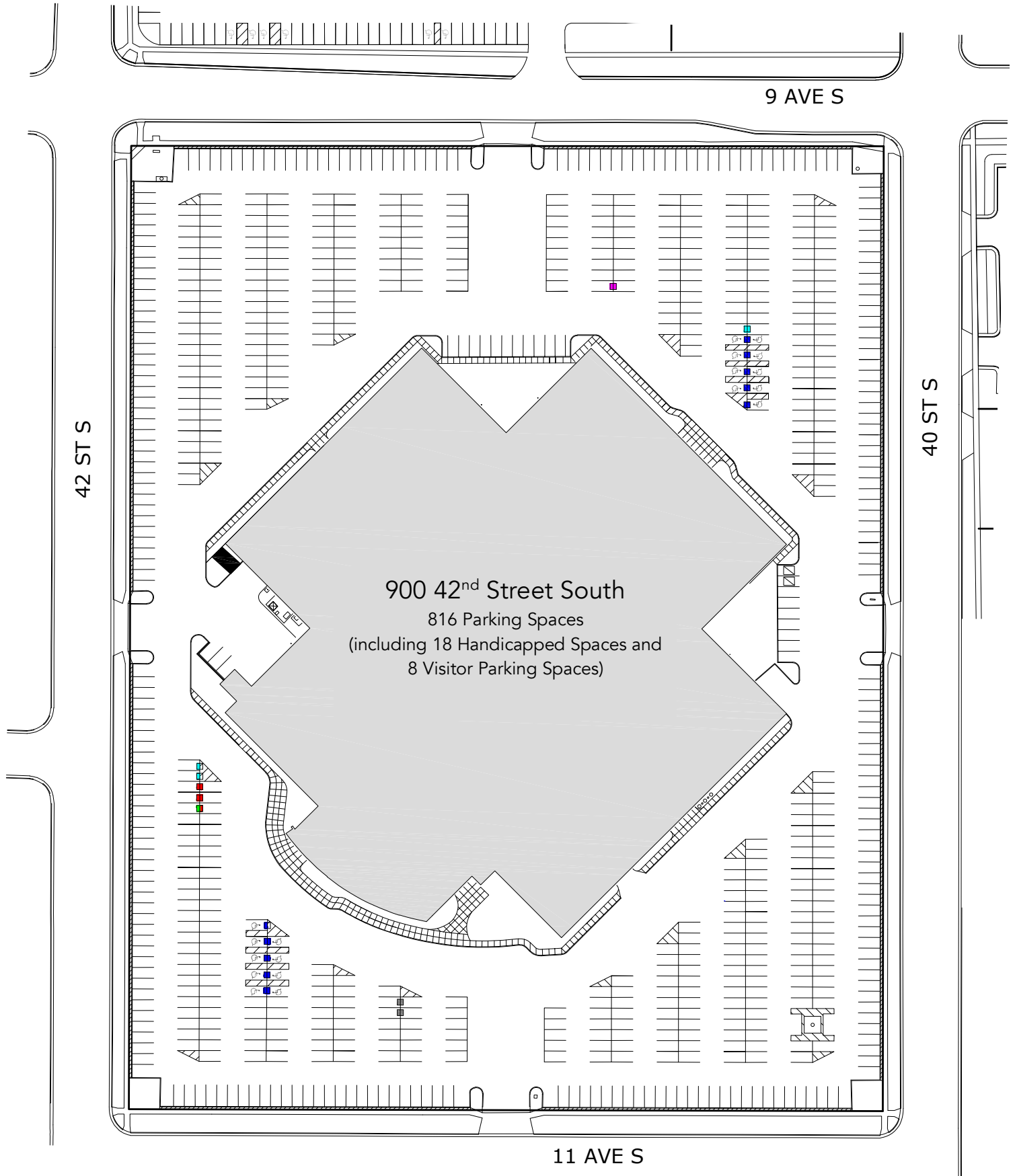
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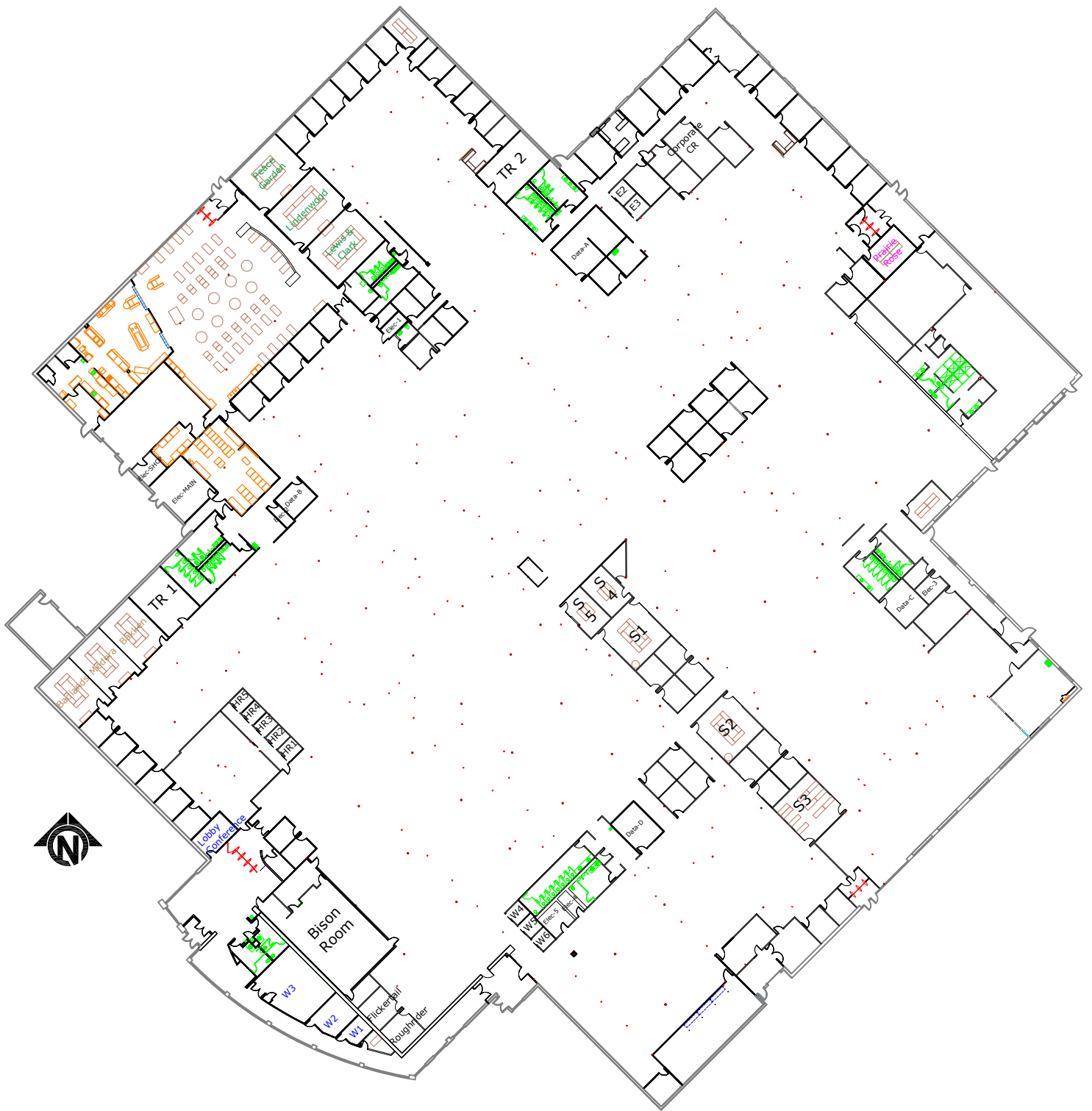
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SITE PLAN



FLOOR PLAN



SITE LOCATION



COMMUNITY PROFILE

Data provided by Esri ©2023

233,012

Population

33.7

Median Age

98,221

Households

145,220

Total Employees

2.0%

Unemployment Rate

19%

High School Graduate

Education

34%

Some College

43%

Bachelor's/Grad/Prof. Degree

\$41,168

Per Capita Income

\$65,419

Median Household Income

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