



900 42ND STREET SOUTH FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, CCIM SIOR

Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

PROPERTY DETAILS

Address 900 42nd 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 Discount (Payment by February 15th) - \$ 12,030.09 2023 Total Property Tax \$ 261,514.89

(Based on 2023 Tax Statement from Cass County Treasurer)

Special

Assessments: Outstanding Balance (Principal Only) \$ 244,910.75

Work In Progress (Estimate) \$ 28,133.43

(Based on information from City of Fargo Assessor 12/8/2023)

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

CONTACT

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2501 13th Ave. S. - Suite 204 Fargo, ND 58103 (701)280-1606

Individual Memberships Commercial Investment Real Estate Council

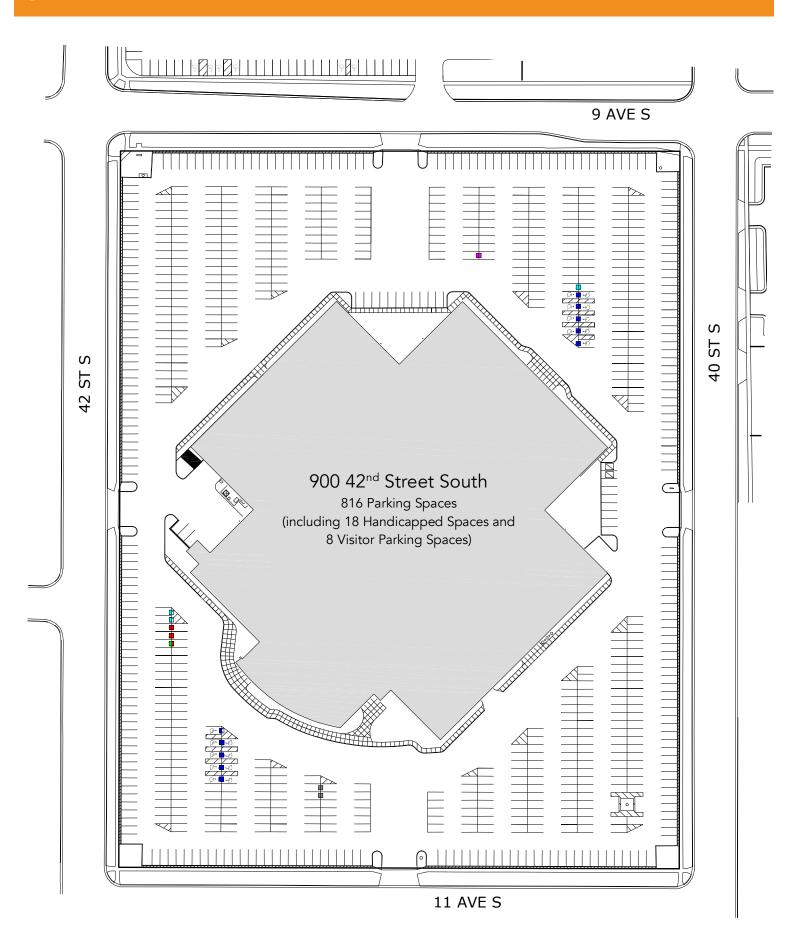


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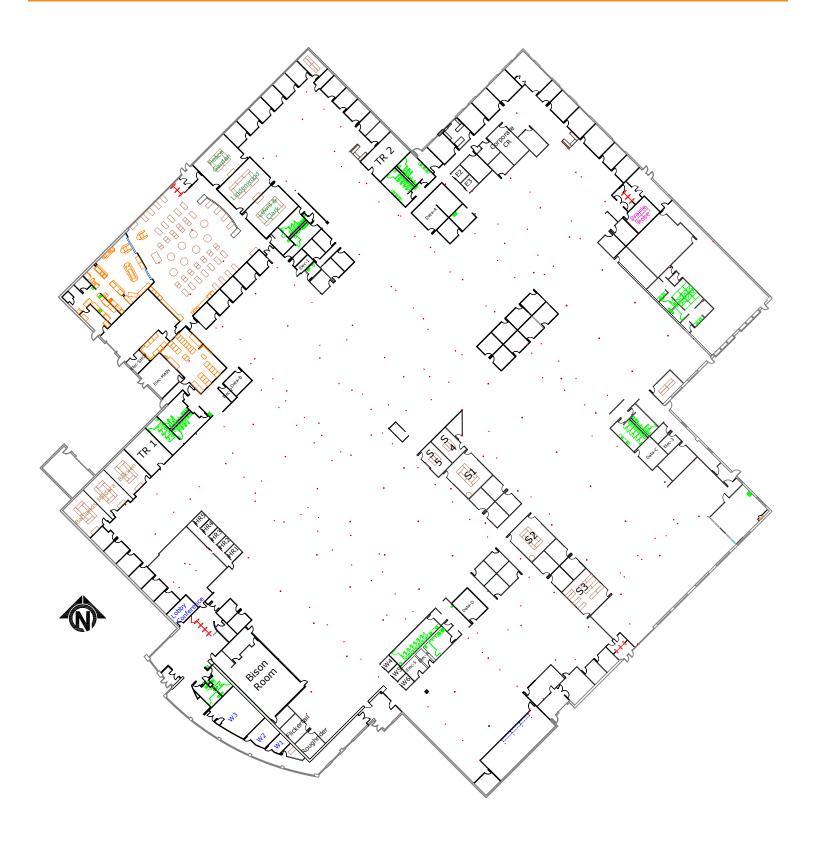


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SITE PLAN



FLOOR PLAN



SITE LOCATION



COMMUNITY PROFILE

233,012

33.7

98,221

145,220

2.0%

Population

Median Age

Households

Total Employees

Unemployment Rate

19%

Education 34%

43%

\$41,168

\$65,419

High School Graduate

Some College

Bachelor's/Grad/Prof. Degree

Per Capita Income

Median Household Income

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Broker for the Owner 2501 13th Ave. S. - Suite 204 Fargo, ND 58103 (701)280-1606

Real Estate Council

