

# FOR SALE OR LEASE

115 Broadway North, Fargo, ND 58102

MLS #24-389 & 26-74



**Property Description:** Just over 2,000 SF of retail or office space available on Broadway, featuring a wide-open layout ready for customization. The space offers a large glass storefront, great natural light, and warm natural wood floors, plus a basement level for additional storage.

*\*Opportunity Zone tax benefits may apply.*

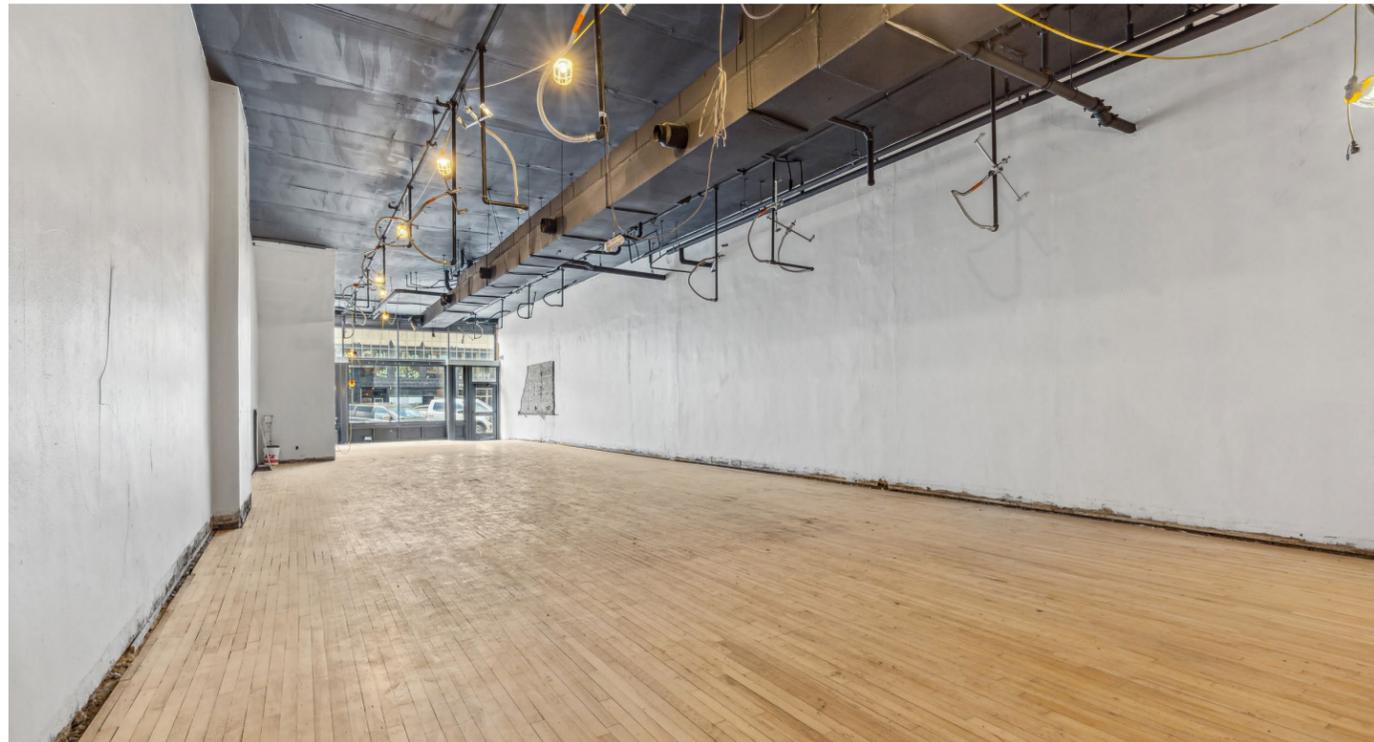
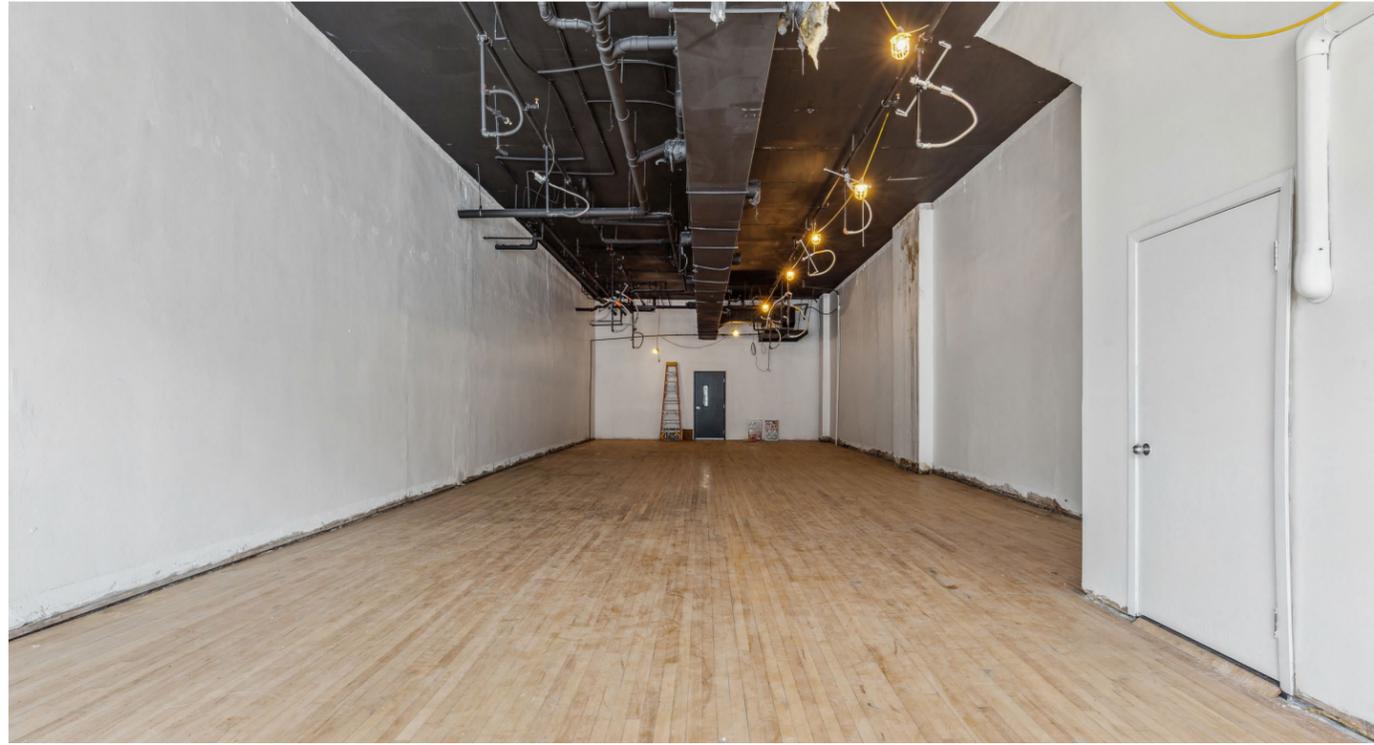
<b>Purchase Price:</b>	\$350,000	<b>Lease Rate:</b>	\$15.00 SF
<b>2025 Consolidated Taxes:</b>	\$4,304.86	<b>Estimated CAM:</b>	\$5.00 SF (Utilities Paid By Tenant)
<b>2025 Specials Installment:</b>	\$786.63	<b>Year Built:</b>	1924
<b>Estimated Specials Balance:</b>	\$448.86	<b>Parcel:</b>	01-1520-00752-115
<b>Available Space:</b>	2,094 SF		



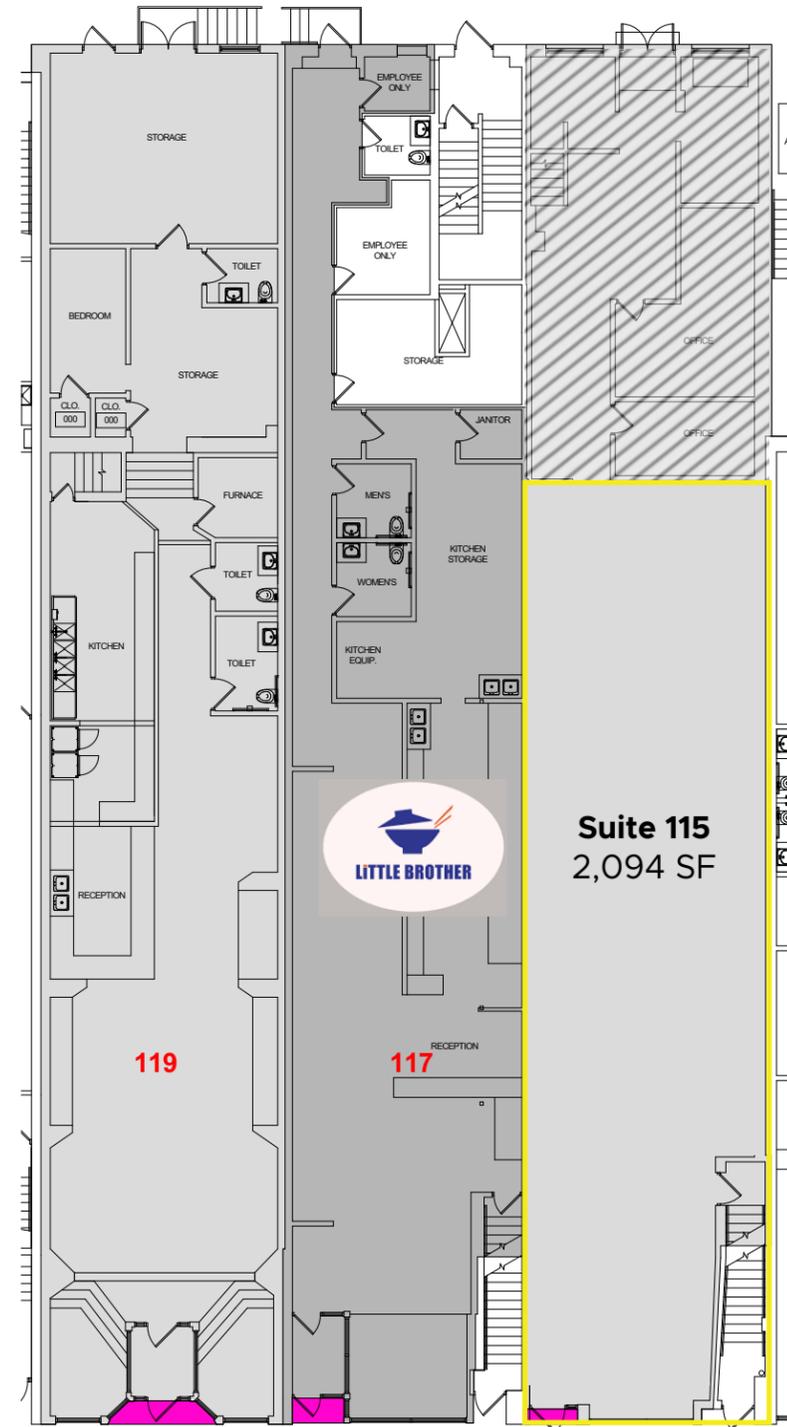
www.PropertyResourcesGroup.com  
4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

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## Floor Plan: First Floor



\*Additional space available in the basement for storage.



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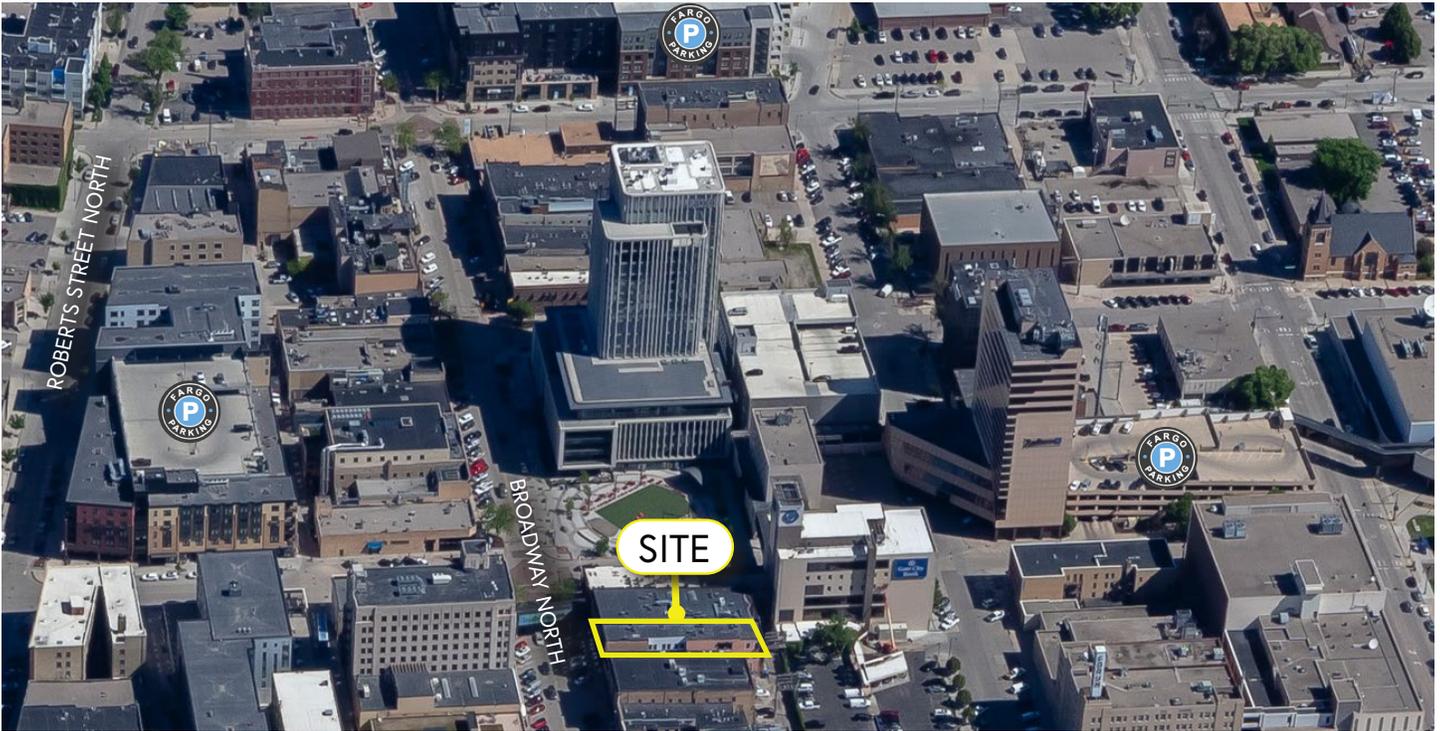
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Public Parking  
First 2 Hours Free  
Free Nights & Weekends

## KEY METRO DEMOGRAPHICS

**263,000**  
metro-area residents

**17.5%**  
population growth in 10 years

**23,000**  
new jobs in 10 years

**2.4%**  
unemployment rate

**31%**  
Fargo residents aged 18-34

**30,000**  
college students attending area universities

**65%**  
young adults from the area who stay in Fargo-Moorhead for work

**43%**  
people in the metro with a Bachelor's degree or higher

## MULTIFAMILY MARKET

**5,000**  
new residents in the metro area per year

**35%**  
annual income increase for renters in 10 years

**2X**  
number of renters with an income of \$75,000-\$100,000 compared to 2013

**45,000**  
multifamily units across the metro area

**2,700**  
market-rate units in the downtown core

**1,400**  
new multifamily units added to the metro area per year

**200**  
new multifamily units in core neighborhoods per year

**\$1 BILLION**  
average annual value of building permits issued 2018-2022

## DOWNTOWN RESIDENTS

**4,100**  
people living downtown

**47%**  
family households

**31**  
average age

**49%**  
female residents

**51%**  
male residents

**50%**  
household with pets

**5,000**  
new residents by 2032

Sources:  
Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023  
North Dakota Job Service  
Building Industry Association of the Red River Valley  
U.S. Census Bureau



PROPERTY RESOURCES GROUP

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