

For Sale: Heated Shop with Office

2942 Fiechtner Drive S, Fargo, ND 58103

MLS#26-460



PROPERTY DESCRIPTION: Centrally located, standalone building with yard space. The heated shop offers two 12' overhead doors, floor drains, bathroom with shower and washer and dryer hookups. Additional storage rooms and mezzanine located in the shop. Heated concrete pad in front of the outside shop spaces. The office area includes eight private offices, a conference room, reception area, break room, and multiple restrooms. The offices have been recently refinished with high-end finishes, creating a modern, professional workspace.

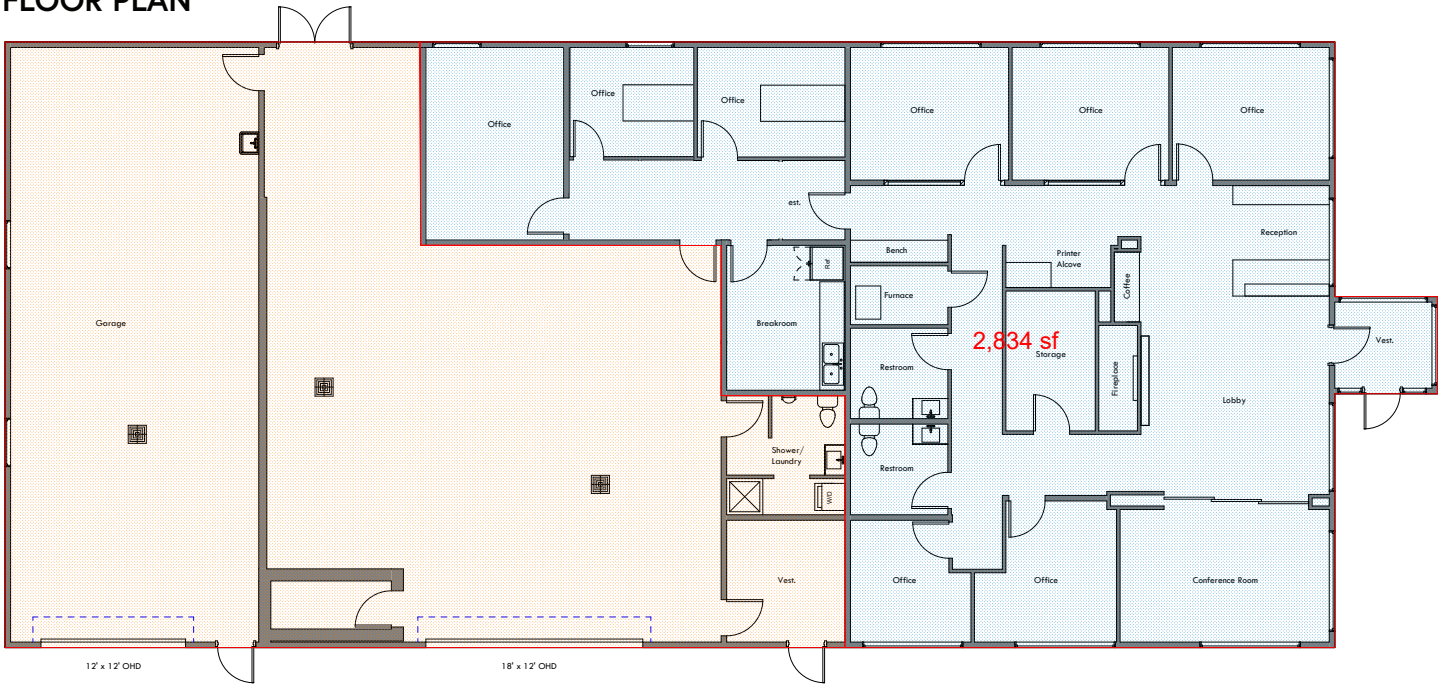
YEAR BUILT: 1998	2025 TAXES:	\$9,117.04
BUILDING SIZE: 5,564 SF (2,834 SF of office)	2025 SPECIALS INSTALLMENT:	\$386.92
LOT SIZE: 21,780 SF (0.50 Acres)	ESTIMATED REMAINING SPECIALS:	\$2,615.38
PURCHASE PRICE: \$1,100,000	DRAINS:	\$172.90
PARCEL: #01-8310-00100-000		



SIERRA WENDT | REALTOR®
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sierra@prgcommercial.com
www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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.

FLOOR PLAN



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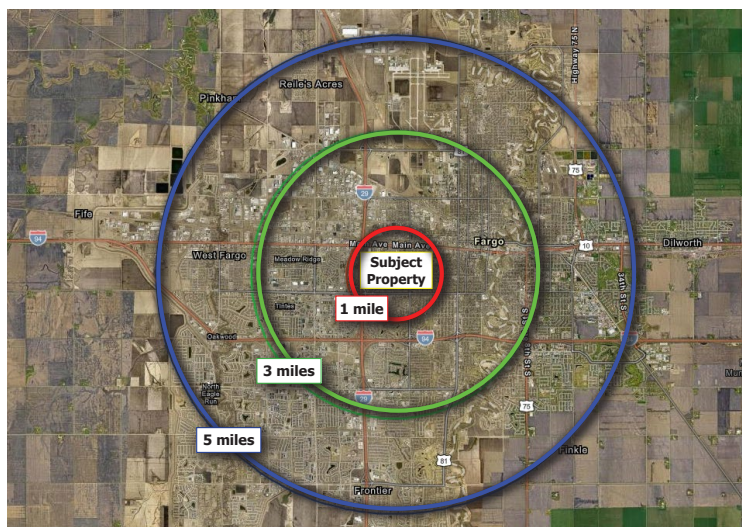
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 TOTAL POPULATION	9,109	99,549	204,462
2020 TOTAL HOUSEHOLDS	4,393	44,665	87,790
2020 MEDIAN HOUSEHOLD INCOME	\$53,401	\$56,558	\$66,443
2020 MEDIAN AGE	36.2	32.2	33.2

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



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