

N. UNIVERSITY DR. INVESTMENT PROPERTY

306-312 N. UNIVERSITY DRIVE, FARGO, ND 58102



FOR SALE



RETAIL/OFFICE INVESTMENT PROPERTY FOR SALE

Building Size: 4,014 SF

Lot Size: 8,281 SF

Price: \$755,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BUILDING SIZE

4,014 SF

PRICE

\$755,000

YEAR BUILT

1919

PARCEL NUMBER

01-2340-01641-070

LOT SIZE

8,281 SF (0.19 acres)

NOI | CAP RATE

\$51,127 | 6.8

TAXES

\$6892.44

SPECIALS BALANCE

\$951.08

ZONING

Limited Commercial

PROPERTY DESCRIPTION:

Rare opportunity for investors seeking a high-visibility, income generating asset in the rapidly growing urban corridor. This property is ideal for retail or office suites.

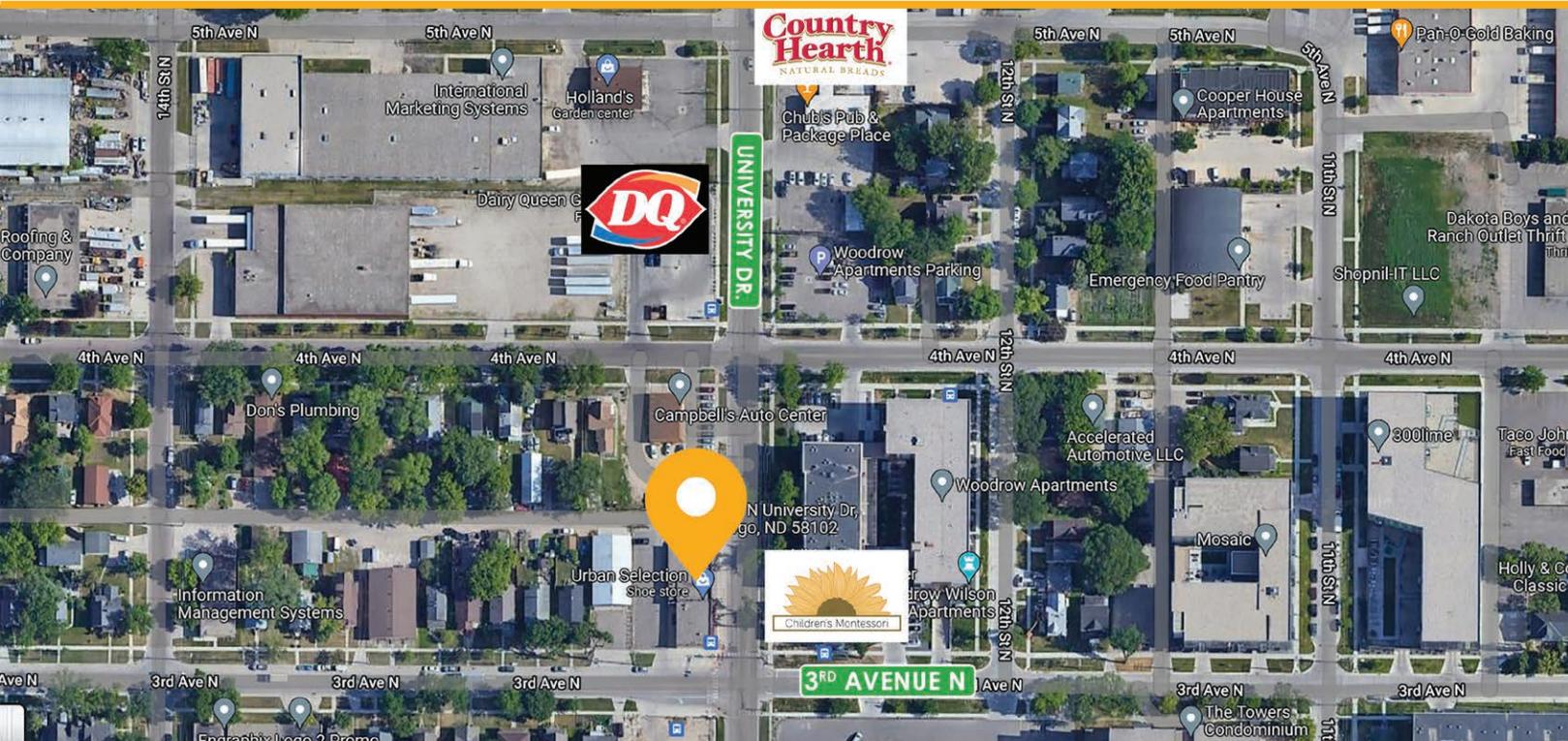
KEY FEATURES:

- High Visibility
- High Traffic
- Exterior Parking Lot updated in 2023
- Exterior Siding updated in 2024'
- Updated HVAC in Unit 308
- Recently Replaced Roof

NEIGHBORS:

- Dairy Queen
- Children's Montessori Center
- The Arc Thrift Store
- ThaiKota
- Brew Bird

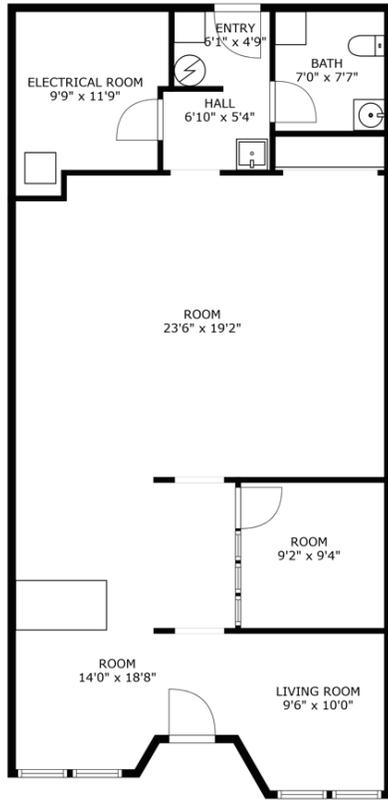
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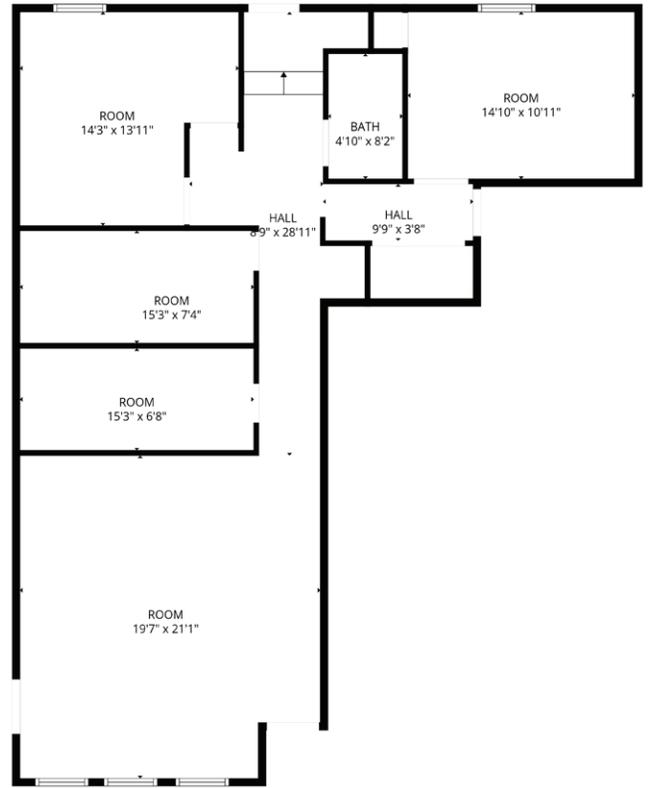
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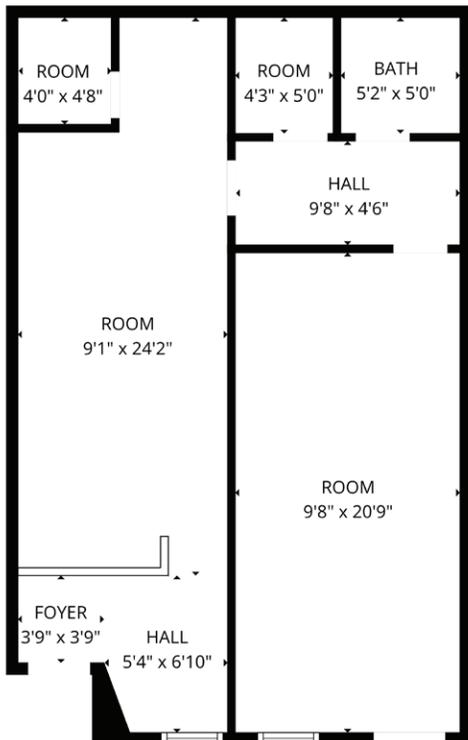
306 FLOORPLAN



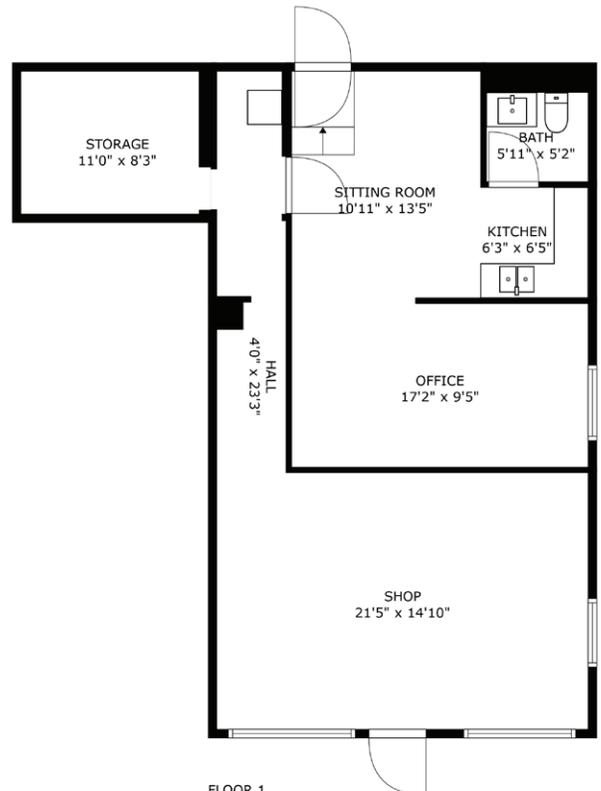
308 FLOORPLAN



310 FLOORPLAN



312 FLOORPLAN



FLOOR 1

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306 PHOTOS

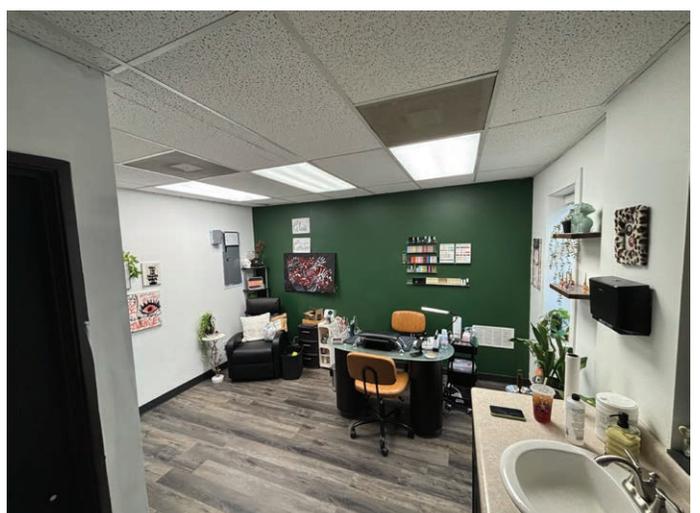
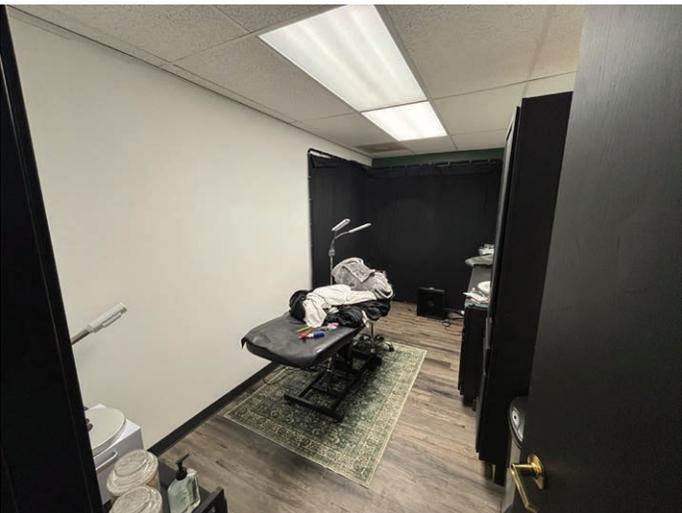
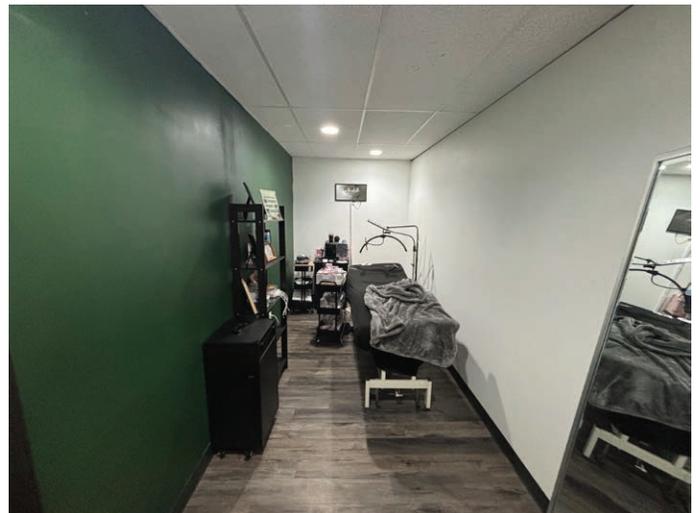
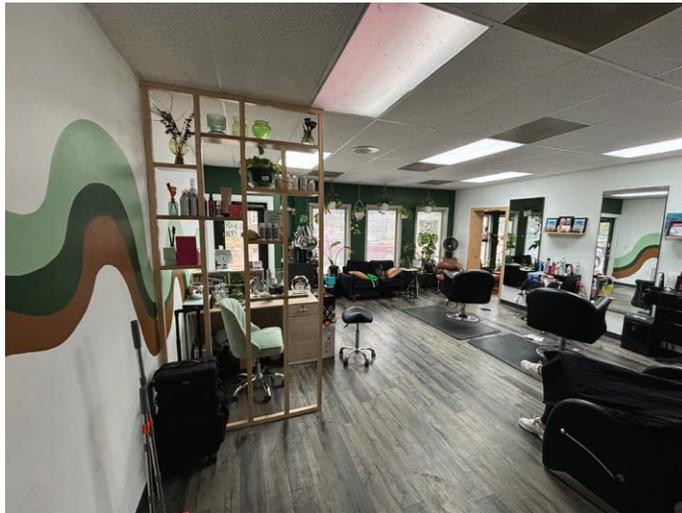


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308 PHOTOS

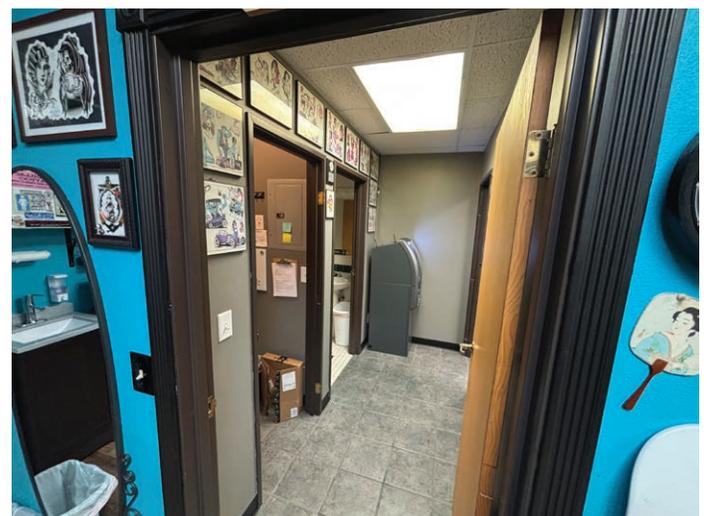


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312 PHOTOS

