

# SOUTH UNIVERSITY RESTAURANT

1324 25TH AVE S, FARGO, ND 58103

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



**S. FARGO RESTAURANT BUILDING FOR SALE**

Asking Price: \$525,000

Building Size: 3,956 SF

**Aaron Hill | 701.893.2827**

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)



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## SALE PRICE

\$525,000

## BUILDING SIZE

3,956 SF +/-  
2,181 SF - Upstairs Dining  
1,775 SF - Basement Bar/Dining

## YEAR BUILT

1975

## LOT SIZE

9,625 SF | .22 Acres

## 2023 TAXES

\$5,797.98

## PARCEL NUMBER

01-0066-000107-000

## LEGAL DESCRIPTION

W 77' of E 177' of Lot 1 Block 2  
Arrowood Estates Addition

## PROPERTY DESCRIPTION:

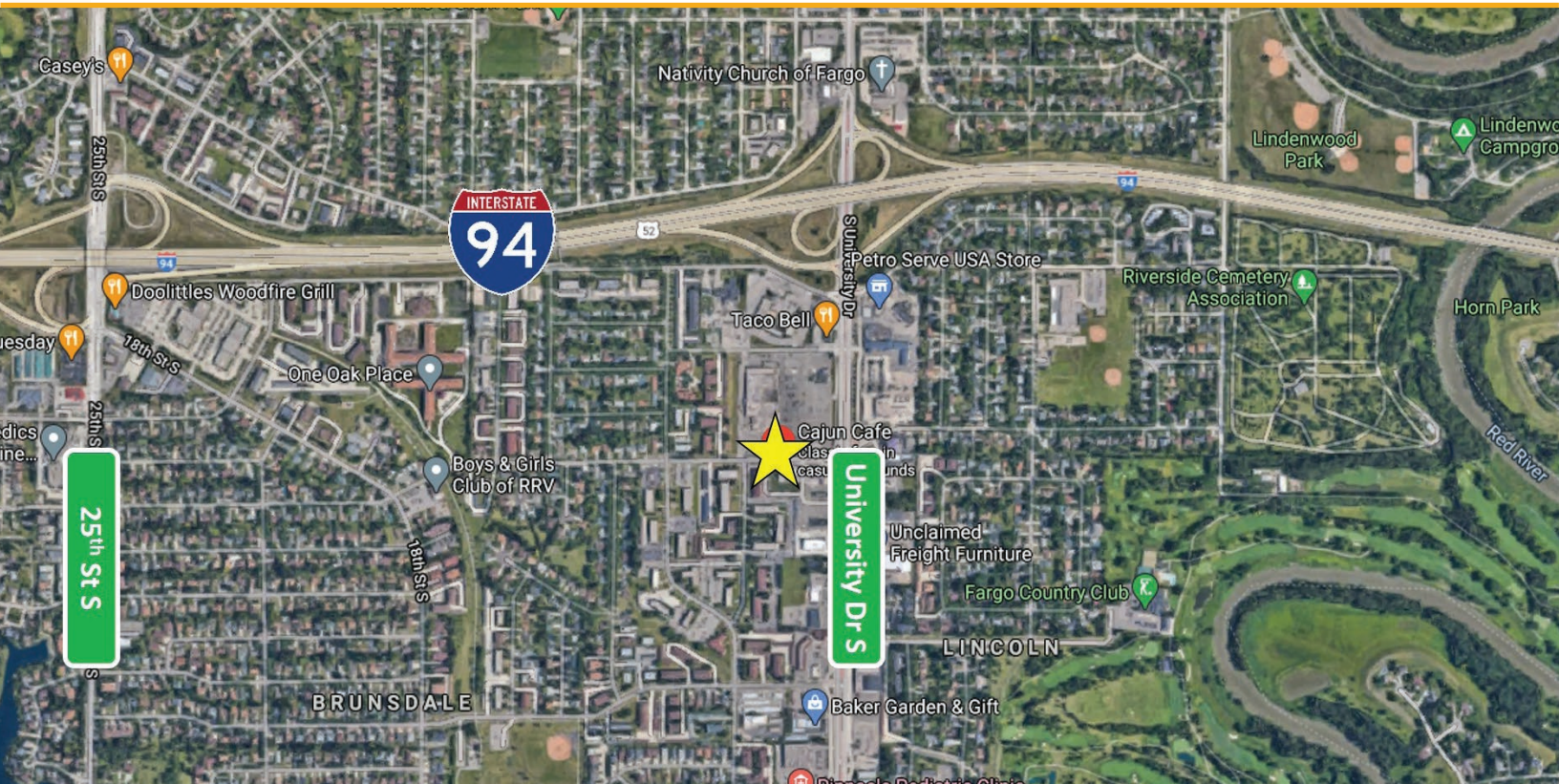
Great turn-key restaurant or investment opportunity in South Fargo. Current tenant in place through June 2025.

The property includes a basement sports bar and dining area with a new furnace and air conditioning.

No specials remaining and over \$60k of recent improvements, including the roof and HVAC. Just off I-94 and University Drive South, this property has tremendous upside, and you won't want to miss it!

**University Dr. Traffic Counts:** 32,710 Vehicles Per Day

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.





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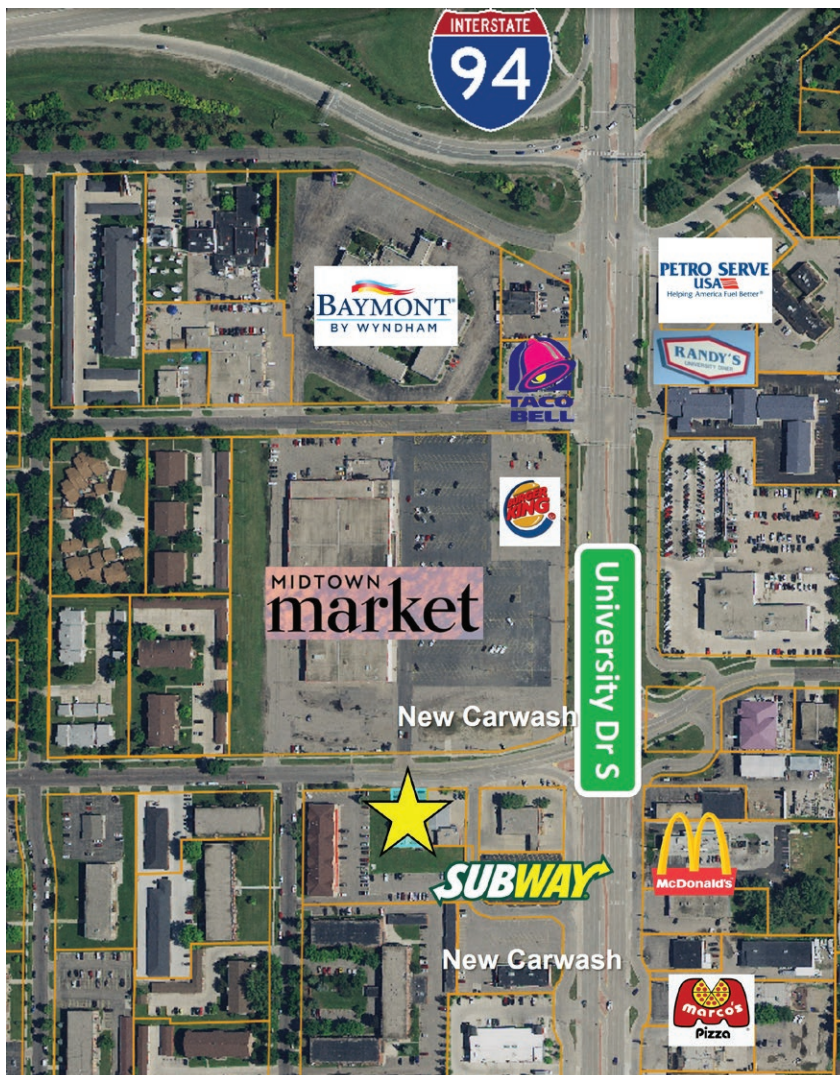
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## HIGHLIGHTS:

- Excellent location
- HVAC replaced in 2014
- New carpet upstairs
- Front and back roofs recently redone
- Newer hood system
- New compressor for walk-in cooler
- Security system



## NEIGHBORS:

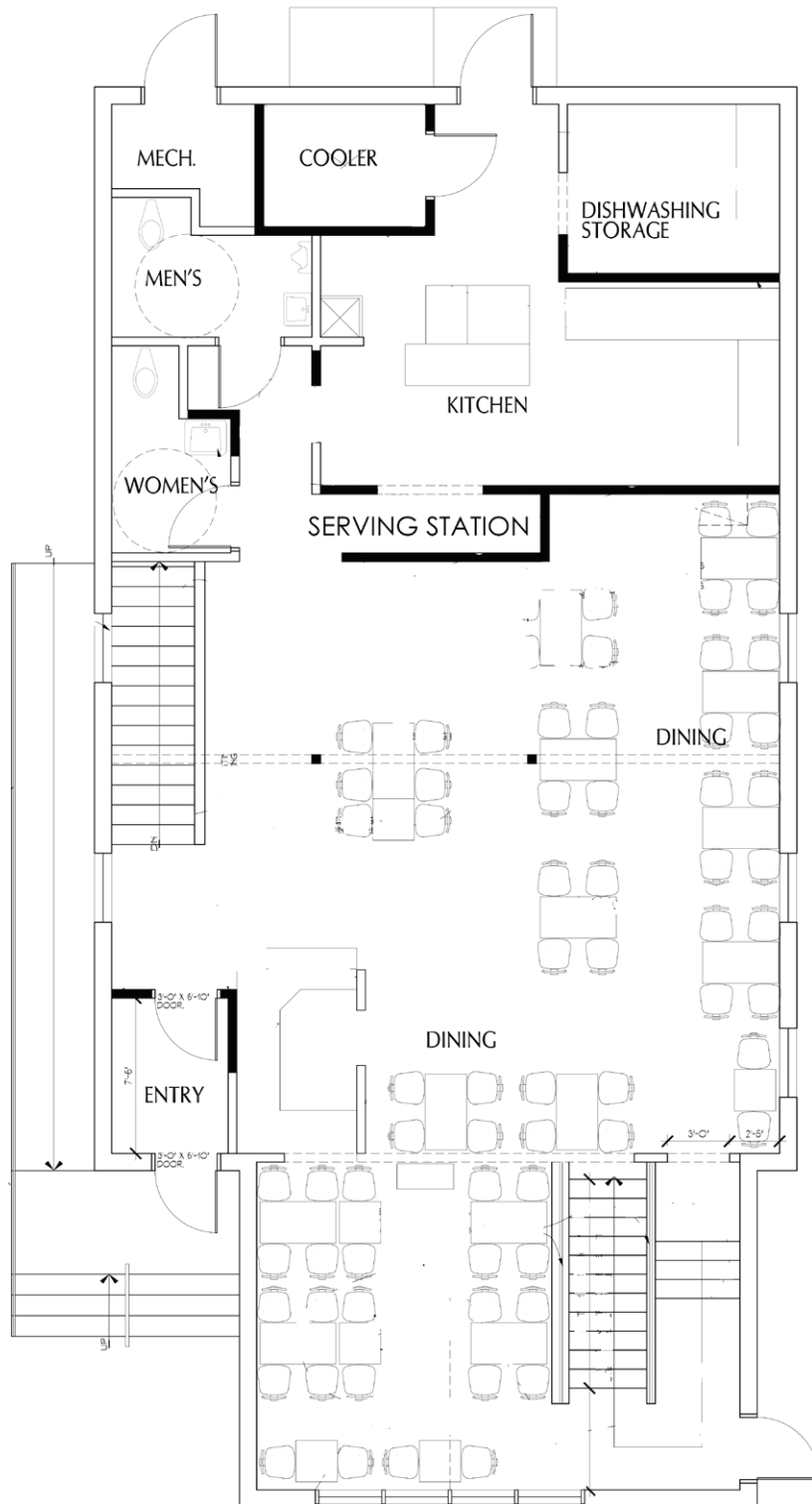
- Zips Car Wash
- Midtown Market
- Bell Bank
- Bottle Barn Liquors
- Subway

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MAIN FLOOR

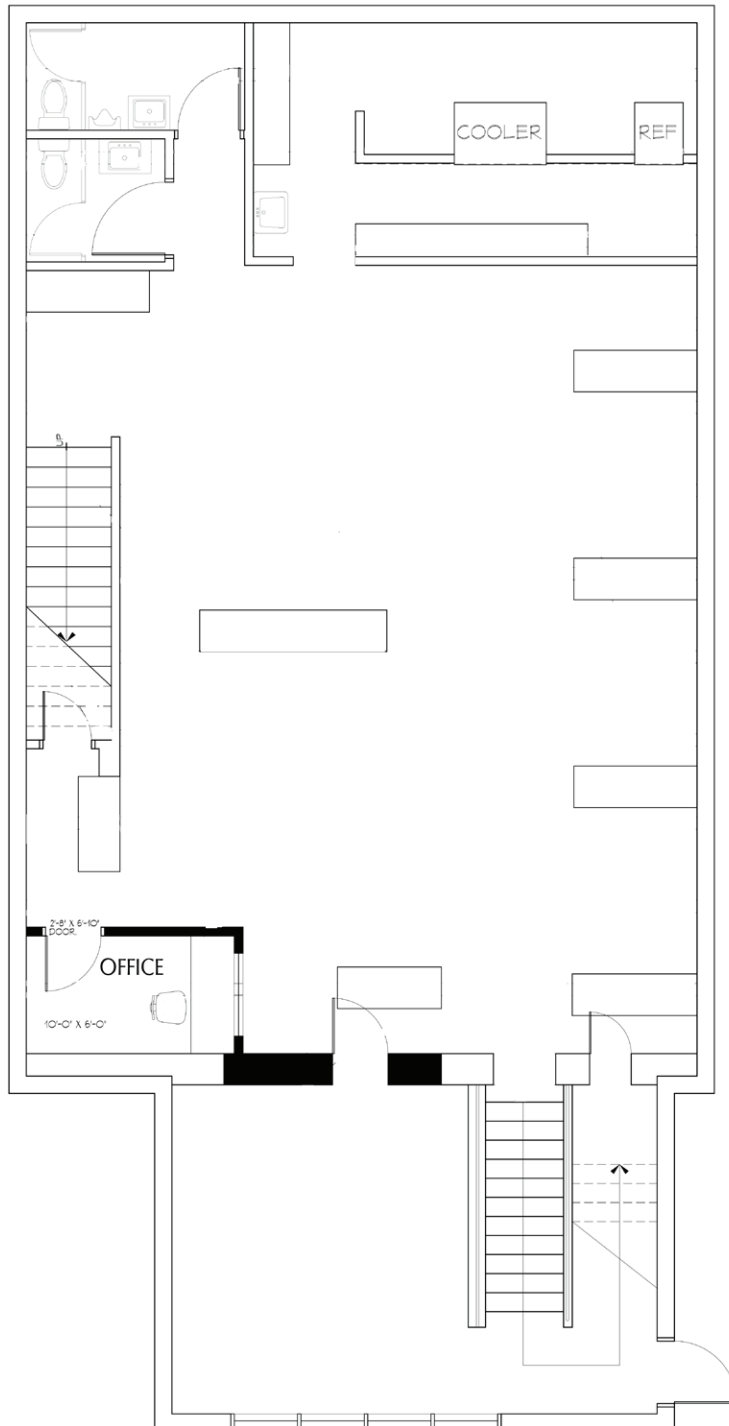


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BASEMENT





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INTERIOR IMAGES

