

# 34<sup>TH</sup> ST N WAREHOUSE

909 34<sup>TH</sup> ST N, FARGO, ND 58102

**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



**EXCELLENT 12,500 SF WAREHOUSE OFF 7<sup>TH</sup> AVE N**

Building Size: 12,500 SF

Price: \$1,899,000

Parcel Size: 1.8 Acres

**Andy Westby, SIOR** | 701.239.5839

[andy.westby@goldmark.com](mailto:andy.westby@goldmark.com)

**Goldmark Commercial Real Estate**

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

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## PRICE

\$1,899,000

## BUILDING SIZE

Total: 12,500 SF

Warehouse/Production: 10,625 SF

Office: 1,875 SF

## YEAR BUILT

1998 by Olaf Anderson

## LOT SIZE

79,003 SF | 1.814 acres

## PARCEL NUMBER

01-5140-00201-000

## LEGAL DESCRIPTION

Lot 4 Block 1 of Replat of RWA  
Addition to the City of Fargo

## ZONING

Limited Industrial (LI)

## SPECIALS REMAINING

\$4,220.84 | \$0.05 PSF

## 2024 TAXES & SPECIALS

\$17,418.89

## FLOODPLAIN

No

## PROPERTY DESCRIPTION:

Centrally located, well-constructed 12,500 SF facility situated on a large site of 1.8 acres, offering ample yard space for expansion or outdoor storage. This steel-frame, well-maintained building provides an ideal mix of office and warehouse/production space with excellent access to 7th Ave N and less than one mile from the I-29 interchanges at 12th Ave N and Main Avenue. The property is completely out of the flood plain and the remaining specials are nearly paid off. This is an excellent opportunity for owner-occupiers or investors to buy a quality building with numerous potential uses available.

## OFFICE FEATURES:

- Welcoming reception area
- Three private offices
- Copy/storage room
- Restrooms
- Large break/conference room



## WAREHOUSE FEATURES:

- West-facing drive-in door
- Fully heated and cooled space
- Flexible layout for multiple uses

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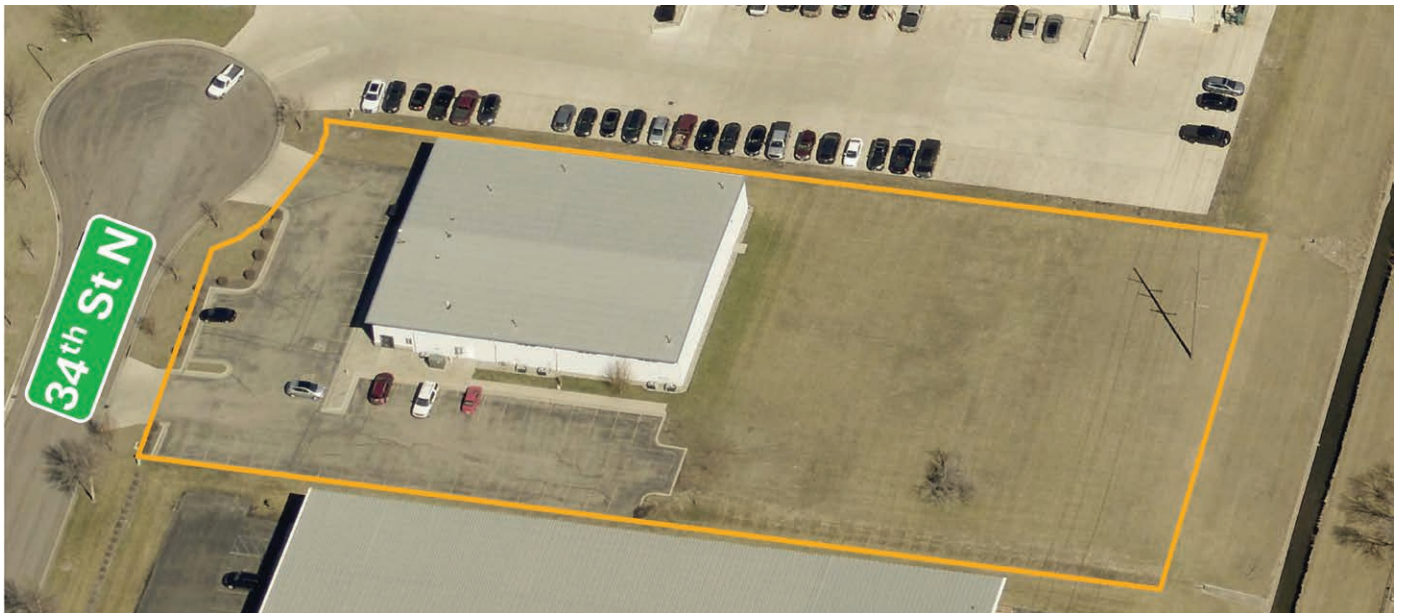
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REFERENCE MAP



PARCEL MAP



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## KEY FEATURES:

- **Quality:** Well-built and well-maintained building
  - **Growth & Flexibility:** Large yard offers potential for expansion or outdoor storage
  - **Location:** Central location with convenient access to 7th Ave & I-29 via Main or 12th Ave exits
  - **Low specials:** Remaining specials nearly paid off
  - **Protected:** Out of the 100-year flood plain
-



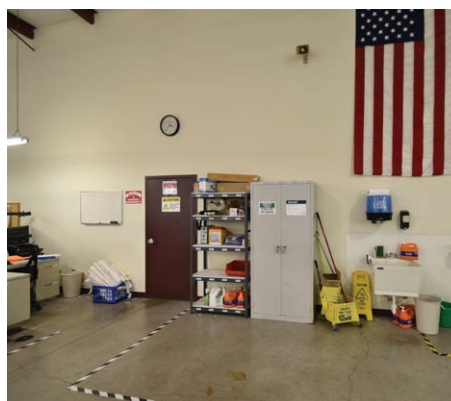
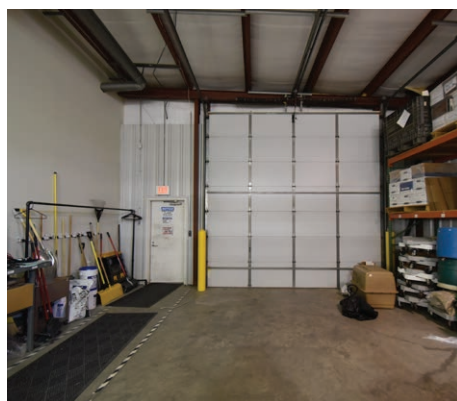
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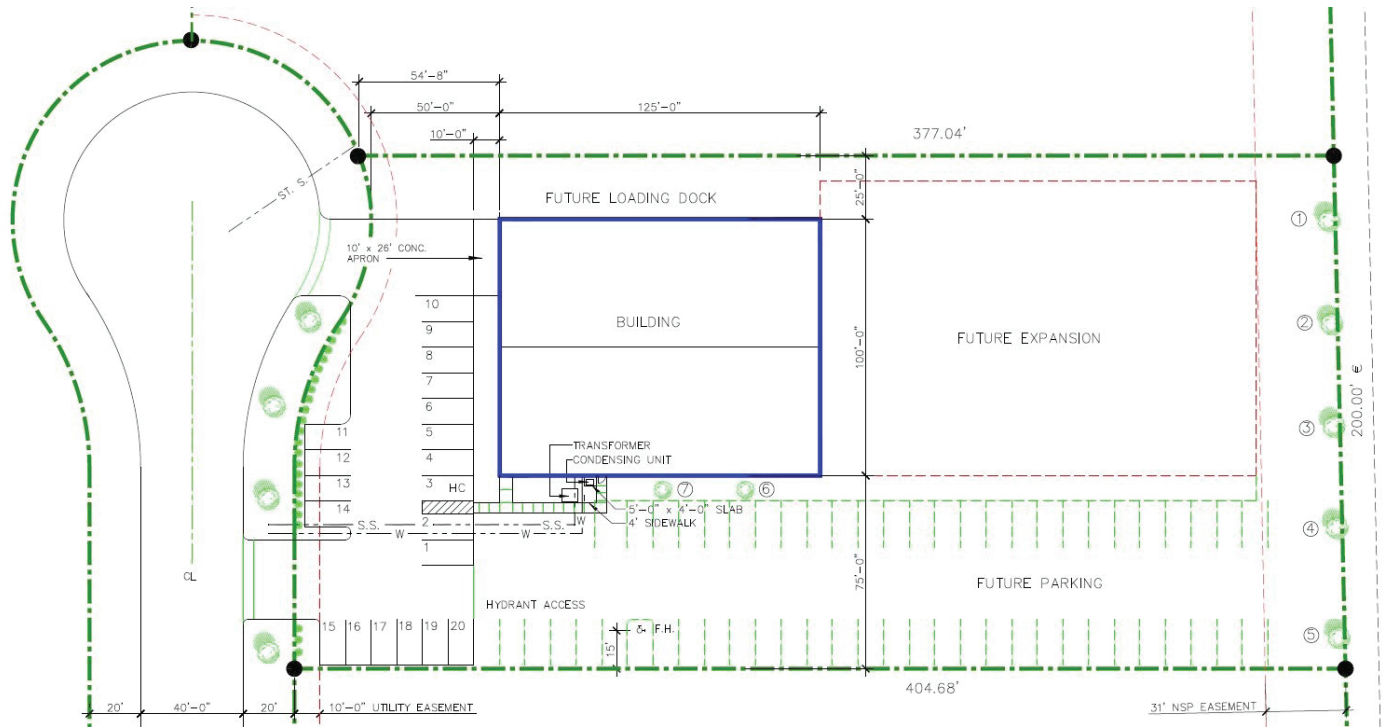
## BUILDING DETAILS:

- **Construction:** Steel frame
- **Roof:** Steel, standing seam with a galvalume finish
- **Electrical Service:** Three 200-amp panels
- **HVAC:** Entire facility is heated and cooled
- **Door Access:** One drive-in door
- **Clear Heights:** 16' sidewalls, 17'3" clear in the middle
- **Floor:** 6" concrete with #4 rebar at 18" o.c.



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# SITE PLAN



## OFFICE SPACE

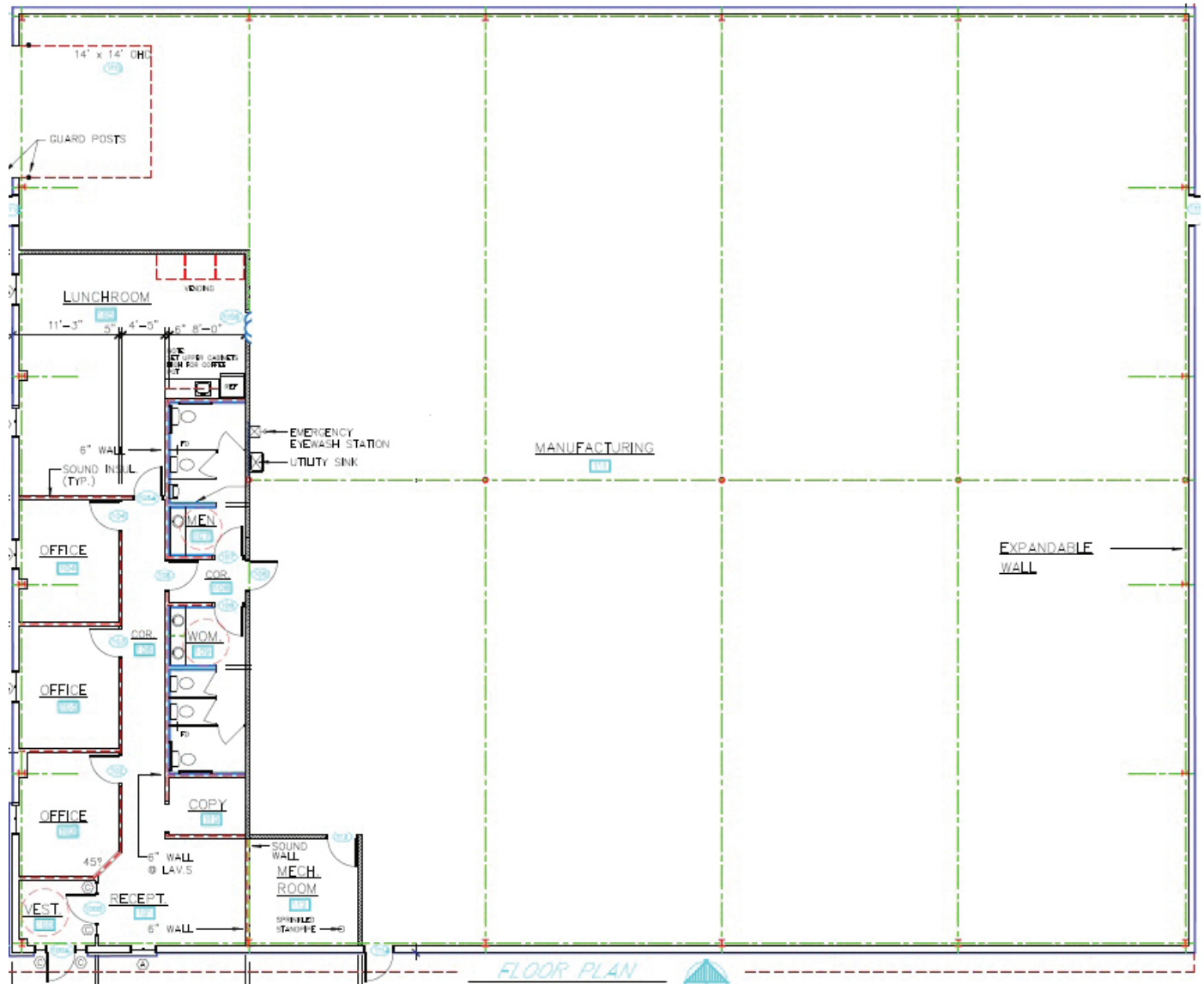


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BUILDING PLAN



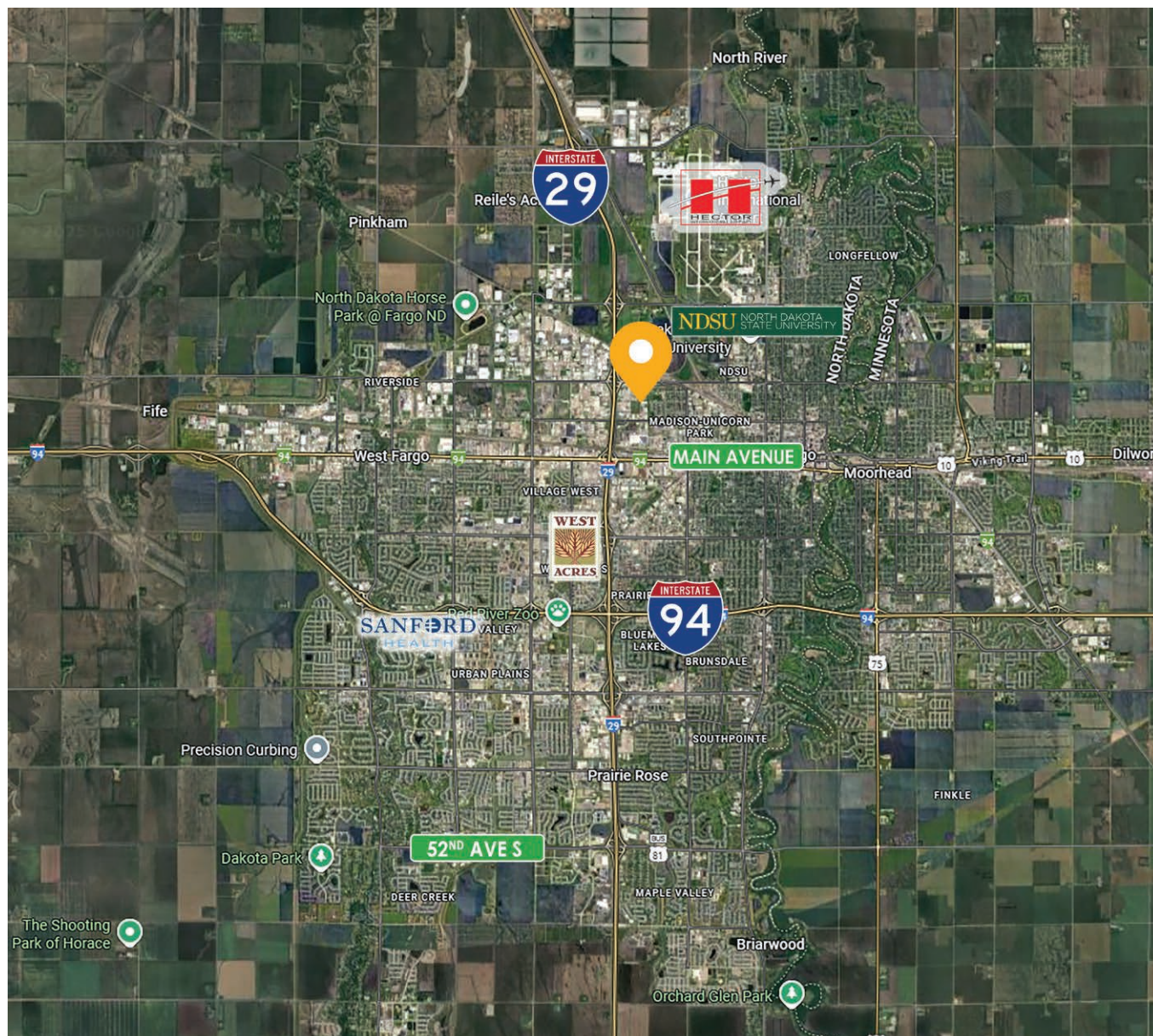


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AREA MAP



## LOCAL DRIVE-TIME RESULTS

Location	Miles from Site	Drive Time
I-29 via 12th Avenue	0.9 Miles	3 minutes
I-29 via Main Avenue	1.0 Miles	3 minutes
I-94 interchange	3.0 Miles	5 minutes
Hector International Airport	3.5 Miles	7 minutes
County Road 20	4.1 Miles	7 minutes
52nd Ave S	6.3 Miles	9 minutes



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## 1-MILE RADIUS

### KEY FACTS

3,132

Population

24.9

Median Age



2.2

Average Household Size

\$48,947

Median Household Income

### BUSINESS



394

Total Businesses



8,282

Total Employees

### INCOME



\$48,947

Median Household Income



\$25,911

Per Capita Income



\$15,127

Median Net Worth

### EDUCATION

14.3%

No High School Diploma



25.8%

High School Graduate



37.0%

Some College/ Associate's Degree



23.0%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

50.1%



Blue Collar

34.4%



Services

15.6%

1.2%

Unemployment Rate

#### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (27.6%)

The smallest group: \$200,000+ (0.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.4%	-0.3%	
\$15,000 - \$24,999	14.4%	+7.8%	
\$25,000 - \$34,999	12.1%	+5.2%	
\$35,000 - \$49,999	19.6%	+8.3%	
\$50,000 - \$74,999	27.6%	+10.9%	
\$75,000 - \$99,999	9.6%	-3.0%	
\$100,000 - \$149,999	8.7%	-11.2%	
\$150,000 - \$199,999	1.5%	-7.6%	
\$200,000+	0.7%	-10.3%	

Bars show deviation from Cass County

## 3-MILE RADIUS

### KEY FACTS

71,722

Population

32.5

Median Age



2.0

Average Household Size

\$55,984

Median Household Income

### BUSINESS



4,775

Total Businesses



85,697

Total Employees

### INCOME



\$55,984

Median Household Income



\$35,675

Per Capita Income



\$48,240

Median Net Worth

### EDUCATION

5.4%

No High School Diploma



21.2%

High School Graduate



34.1%

Some College/ Associate's Degree



39.4%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

56.9%



Blue Collar

23.8%



Services

19.3%

3.0%

Unemployment Rate

#### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$150,000 - \$199,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	8.6%	+2.9%	
\$15,000 - \$24,999	9.6%	+3.0%	
\$25,000 - \$34,999	10.4%	+3.5%	
\$35,000 - \$49,999	13.8%	+2.5%	
\$50,000 - \$74,999	20.2%	+3.5%	
\$75,000 - \$99,999	12.8%	+0.2%	
\$100,000 - \$149,999	14.6%	-5.3%	
\$150,000 - \$199,999	5.0%	-4.1%	
\$200,000+	5.0%	-6.0%	

Bars show deviation from Cass County

## 5-MILE RADIUS

### KEY FACTS

170,432

Population

34.0

Median Age



2.1

Average Household Size

\$65,707

Median Household Income

### BUSINESS



8,212

Total Businesses



134,910

Total Employees

### INCOME



\$65,707

Median Household Income



\$40,491

Per Capita Income



\$90,082

Median Net Worth

### EDUCATION

4.0%

No High School Diploma



18.9%

High School Graduate



33.9%

Some College/ Associate's Degree



43.1%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

62.3%



Blue Collar

20.2%



Services

17.5%

2.8%

Unemployment Rate

#### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$200,000+ (7.4%)

Indicator ▲	Value	Diff	
<\$15,000	7.5%	+1.8%	
\$15,000 - \$24,999	8.0%	+1.4%	
\$25,000 - \$34,999	8.3%	+1.4%	
\$35,000 - \$49,999	12.5%	+1.2%	
\$50,000 - \$74,999	18.4%	+1.7%	
\$75,000 - \$99,999	13.3%	+0.7%	
\$100,000 - \$149,999	17.0%	-2.9%	
\$150,000 - \$199,999	7.5%	-1.6%	
\$200,000+	7.4%	-3.6%	

Bars show deviation from Cass County