

Retail Space for Sale or Lease

119 Broadway North, Fargo, ND 58102

MLS #25-63 & #26-73



Property Description: Approximately 3,400 SF of retail or office space available on Broadway, featuring an open storefront seating area with a large storage area in the back. The space offers a large glass storefront, new flooring and fantastic visibility on Broadway.

**Opportunity Zone tax benefits may apply.*

Purchase Price: \$600,000

Lease Rate: \$17 SF

2025 Consolidated Taxes: \$6,572.93

Available Space: 3,452 SF

2025 Specials Installment: \$1,291.04

Estimated CAM: \$5.00 SF

(Utilities Paid By Tenant)

Estimated Remaining Specials: \$771.26

Year Built: 1911

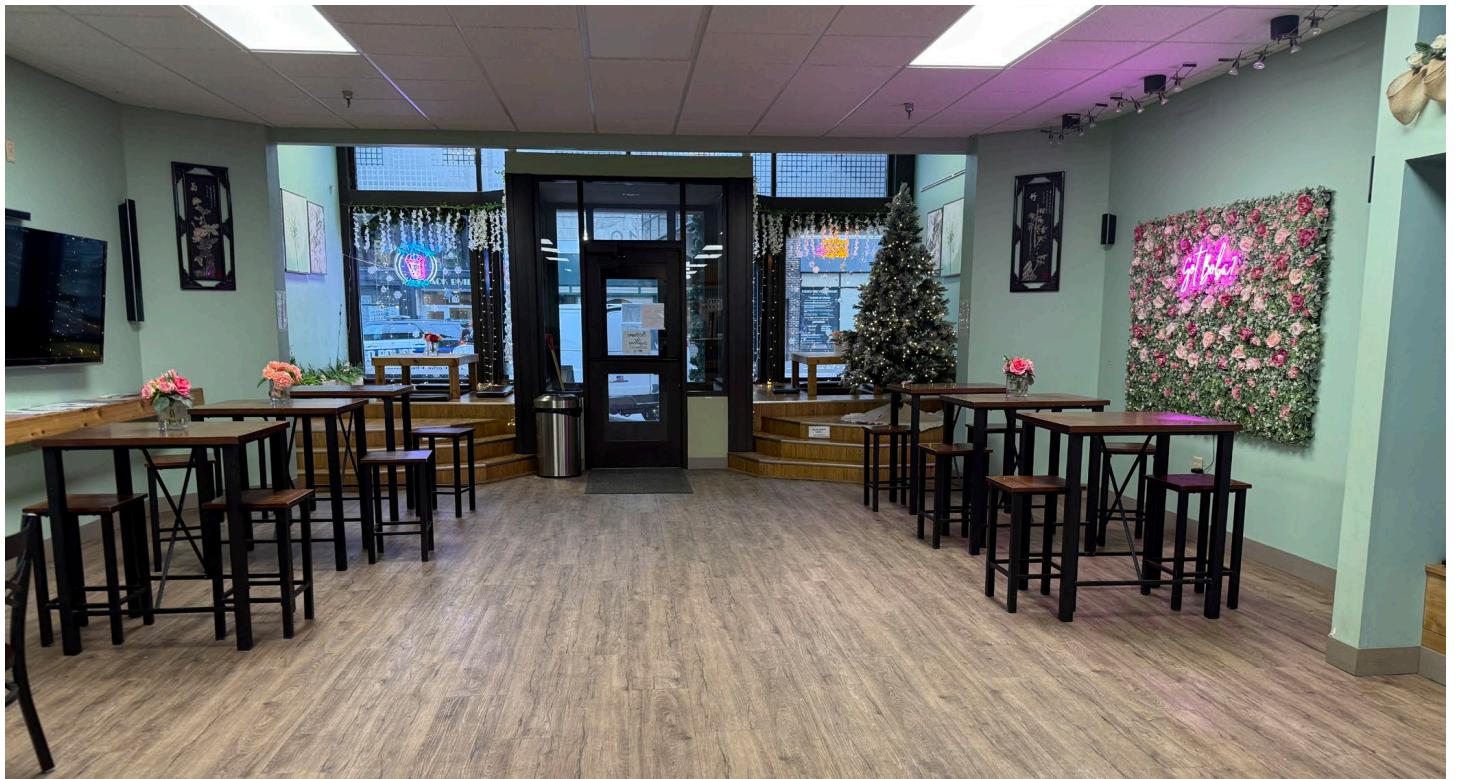
Parcel: 01-1520-00752-119



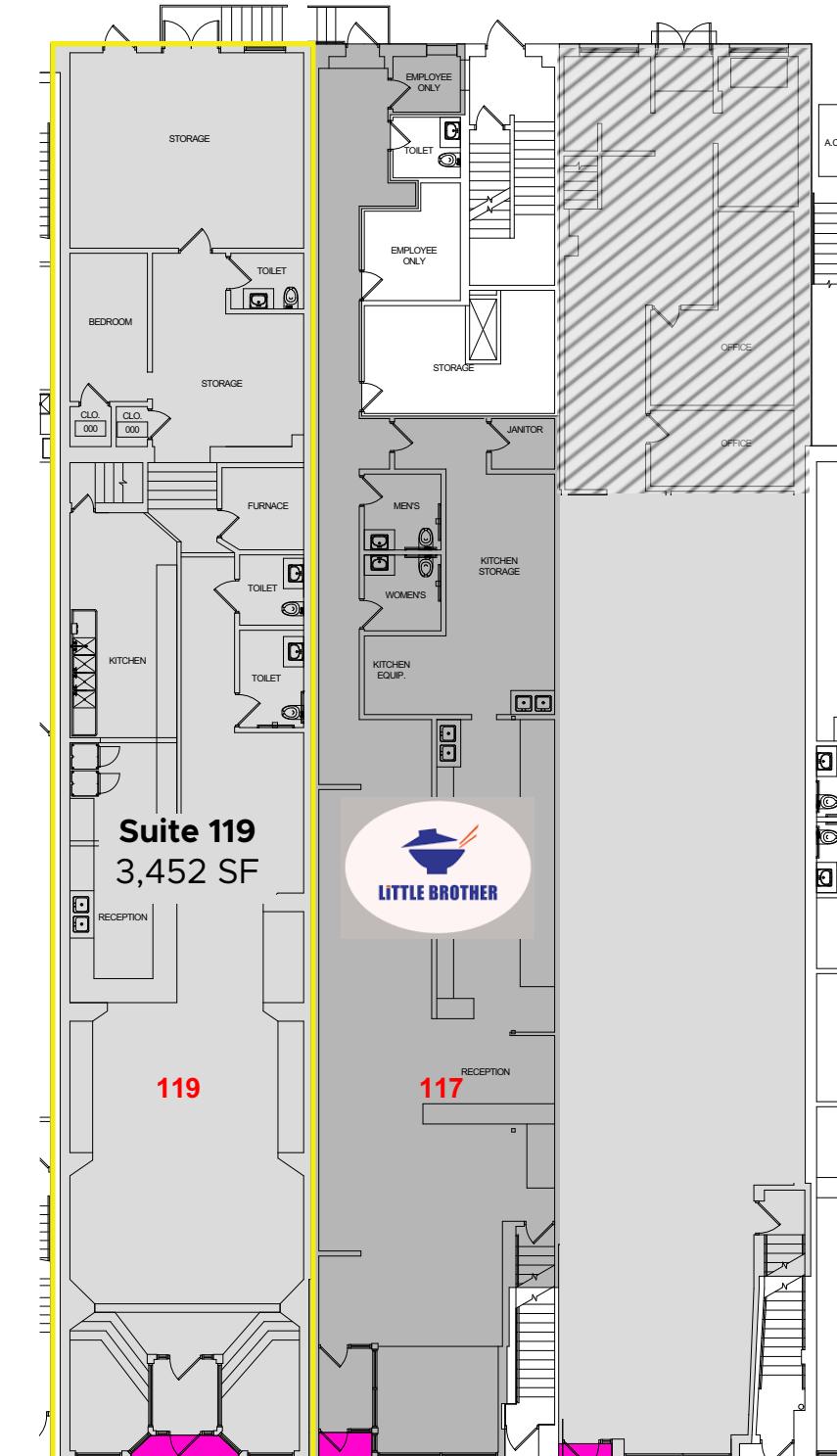
www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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Floor Plan: First Floor



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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.

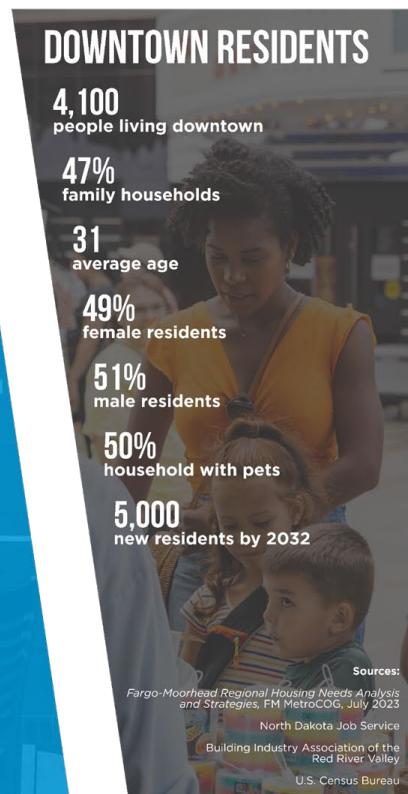
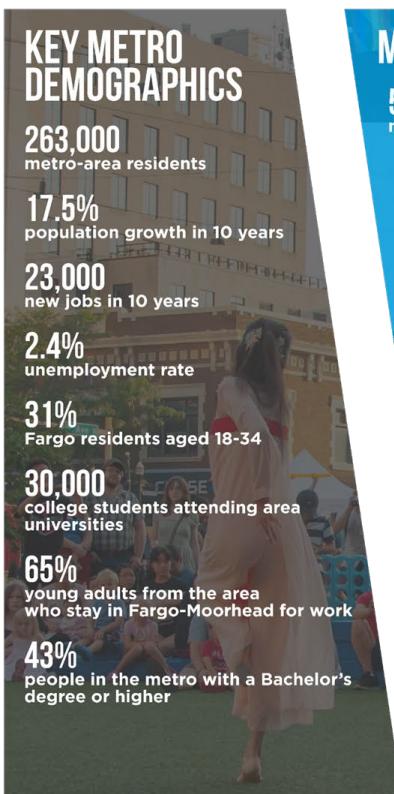
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Public Parking
First 2 Hours Free
Free Nights & Weekends



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