

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		



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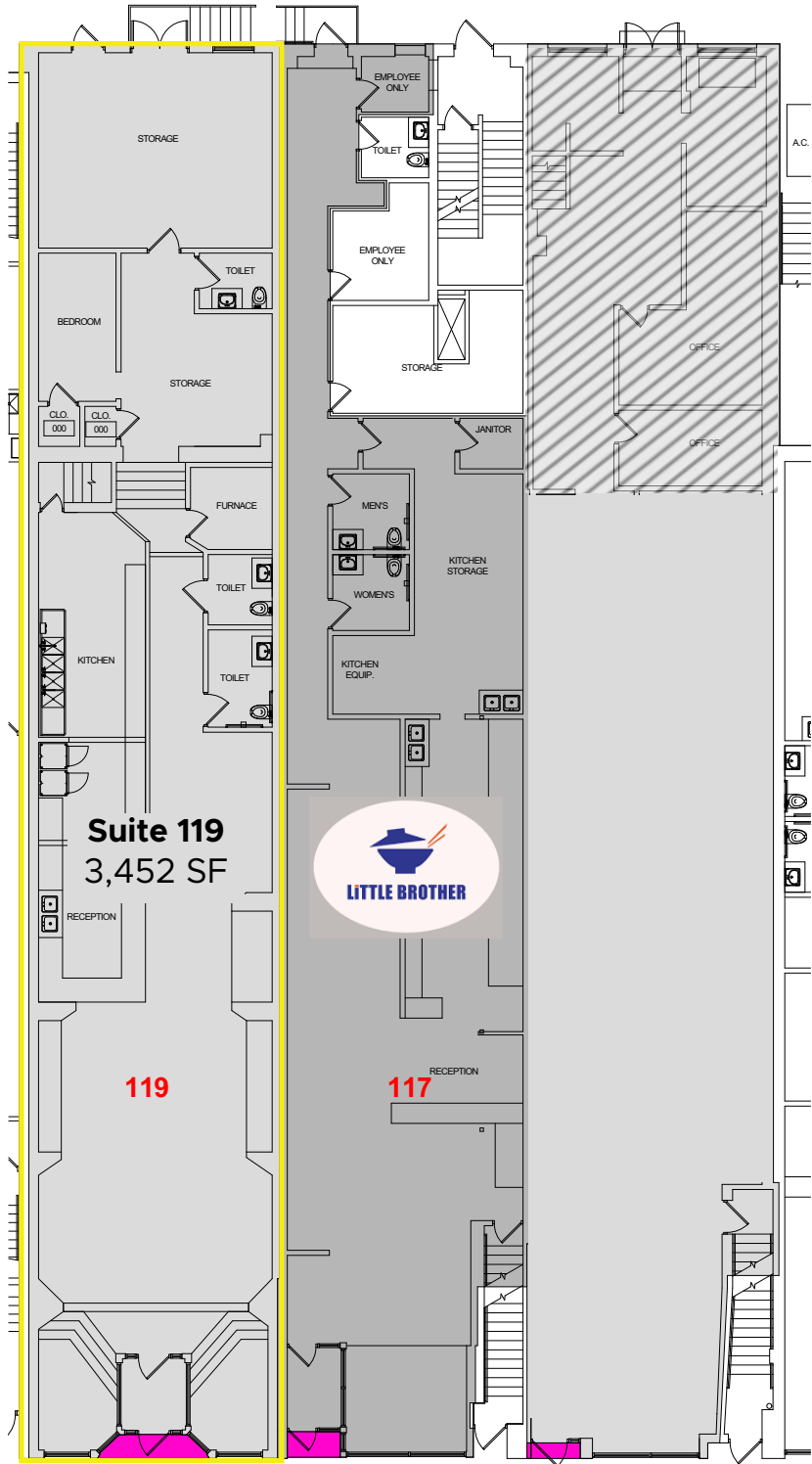
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Floor Plan: First Floor



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Public Parking
First 2 Hours Free
Free Nights & Weekends

KEY METRO DEMOGRAPHICS

263,000
metro-area residents

17.5%
population growth in 10 years

23,000
new jobs in 10 years

2.4%
unemployment rate

31%
Fargo residents aged 18-34

30,000
college students attending area universities

65%
young adults from the area who stay in Fargo-Moorhead for work

43%
people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

5,000
new residents in the metro area per year

35%
annual income increase for renters in 10 years

2X
number of renters with an income of \$75,000-\$100,000 compared to 2013

45,000
multifamily units across the metro area

2,700
market-rate units in the downtown core

1,400
new multifamily units added to the metro area per year

200
new multifamily units in core neighborhoods per year

\$1 BILLION
average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

4,100
people living downtown

47%
family households

31
average age

49%
female residents

51%
male residents

50%
household with pets

5,000
new residents by 2032

Sources:
Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023
North Dakota Job Service
Building Industry Association of the Red River Valley
U.S. Census Bureau



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