

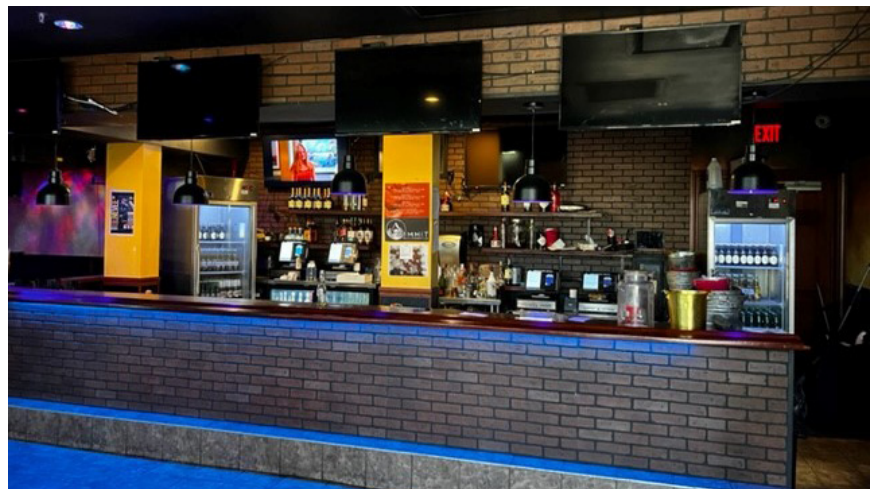


# Commercial Building for Sale

4554 7th Avenue South, Fargo, ND 58103

MLS #23-44

<b>Property Description:</b>	Free standing 2 story commercial building with private parking lot for sale. This prime location on a corner lot with great visibility along 45th Street. Includes a fully operational kitchen, bar, stage, sound system, and lighting system.
<b>Purchase Price:</b>	\$1,000,000.00
<b>Lot Size:</b>	28,031 SF
<b>Total Building SF:</b>	5,909 SF
<b>Year Built:</b>	2008
<b>2022 Taxes:</b>	\$17,587.97
<b>Specials Installment:</b>	\$1,168.05
<b>Specials Balance:</b>	\$12,333.00
<b>Drains:</b>	\$167.85



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

**Tyler Brandt, REALTOR®**

Owner/Agent  
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tyler@prgcommercial.com

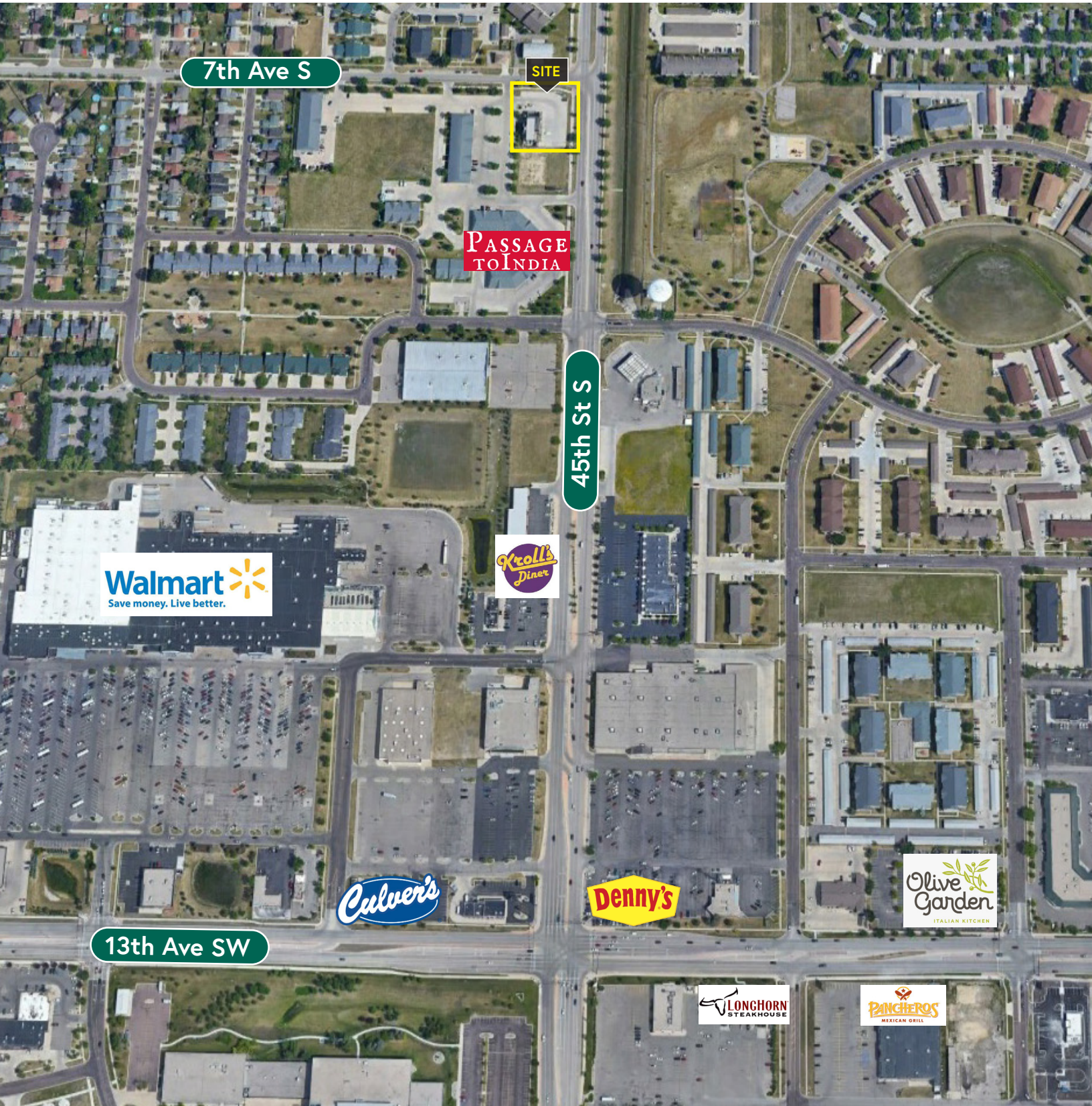
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7th Ave S

SITE

PASSAGE TO INDIA

45th St S

Walmart  
Save money. Live better.

Kroll's Diner

Culver's

Denny's

Olive Garden  
ITALIAN KITCHEN

13th Ave SW

LONGHORN STEAKHOUSE

PANCHO'S MEXICAN GRILL



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