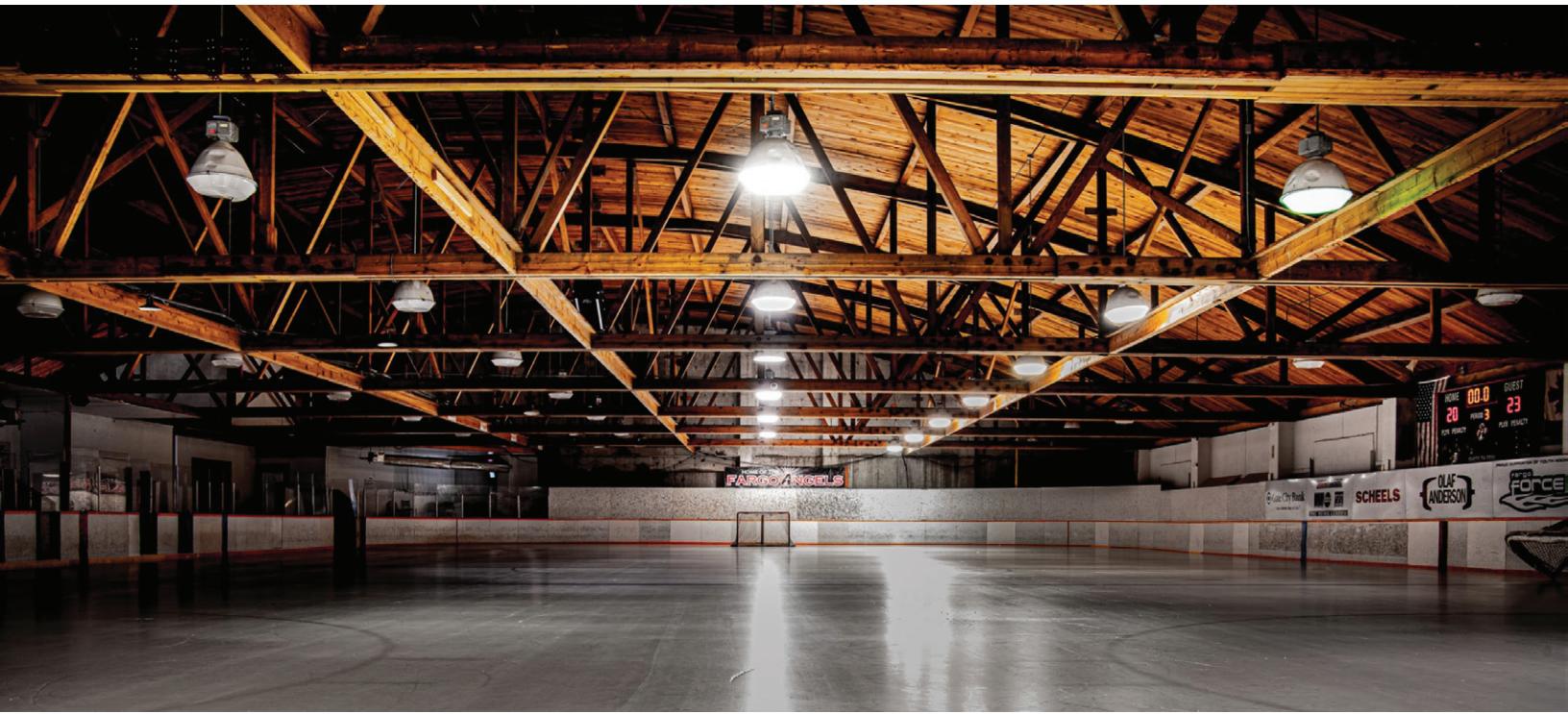


ANGEL'S ARENA

1401/1423 5TH AVE N, FARGO, ND 58102



FOR SALE OR LEASE



UNIQUE HOCKEY FACILITY AND/OR OPPORTUNITY TO CONVERT FOR BUSINESS USE

Arena Building

Sale Price: \$1,050,000 | Size: 23,000 SF

Lease Rate: \$6.25 PSF (NNN)

Warehouse Building: PENDING

Brett Saladin, CCIM | 701.893.2830

brett.saladin@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

ANGEL'S ARENA

1401/1423 5TH AVE N, FARGO, ND 58102

 **GOLDMARK**TM
COMMERCIAL REAL ESTATE INC

ARENA SIZE

23,000 SF

PRICE

Arena: \$1,050,000
Warehouse: PENDING

LEASE RATE

\$6.25 PSF (NNN)

YEAR BUILT

1945

LOT SIZE

52,076 SF

PARCEL NUMBERS

01-2340-00368-020
01-2340-00334-050

2024 TAXES/SPECIALS

\$17,154.86

ZONING

Commercial

PROPERTY DESCRIPTION:

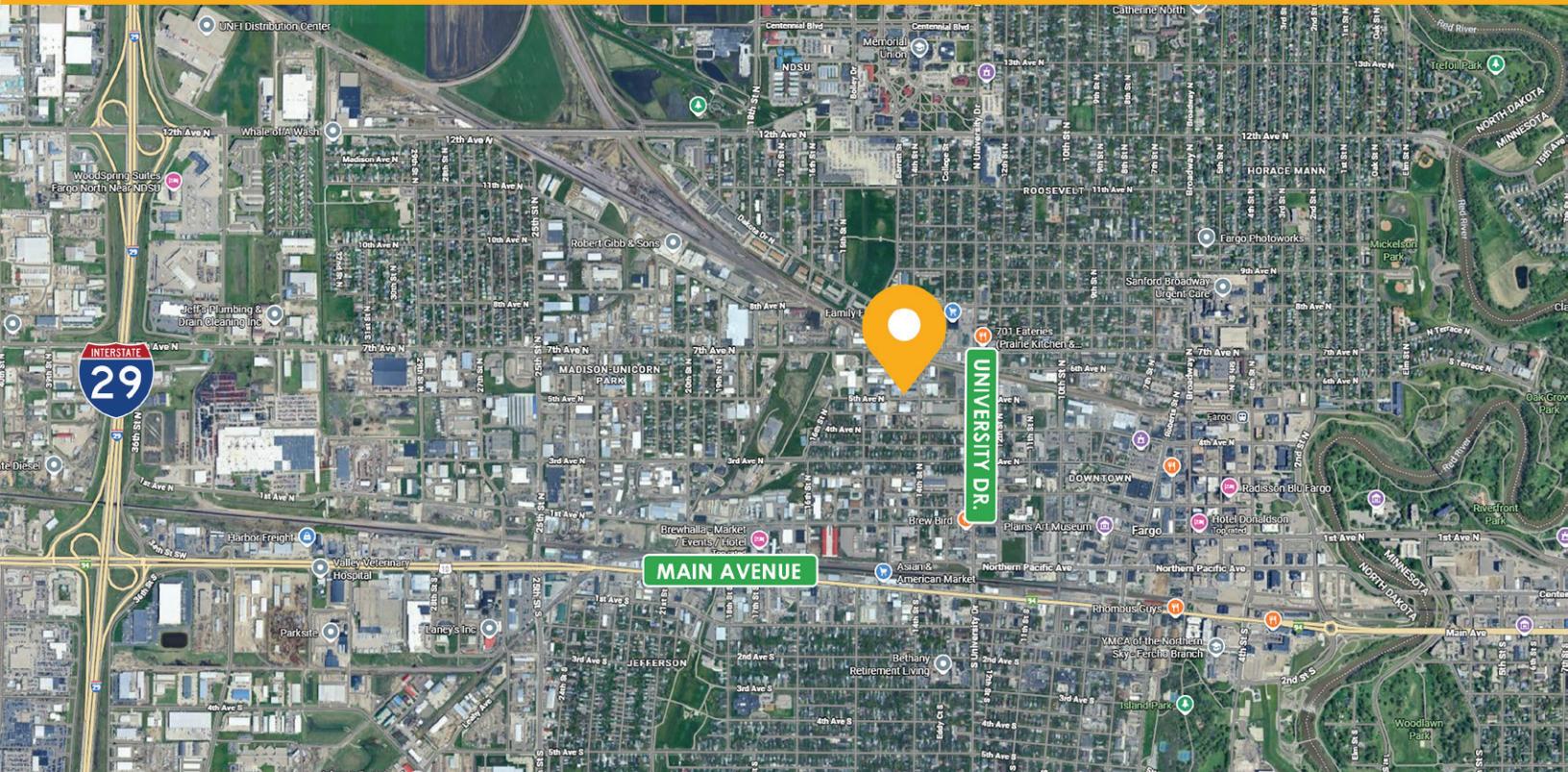
For sale or lease: Angel's Arena is a unique property within the F/M Metro with a vast history. The 23,000 SF space could continue to be utilized as a hockey arena or converted for a multitude of uses.

This property's downtown location along with its potential and flexibility, make it an attractive opportunity for investors or business owners alike!

PROPERTY FEATURES:

- Hockey arena clear span height of approximately 13'
- Central location within F/M metro
- Building has great flexibility for different uses

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.



ANGEL'S ARENA

1401/1423 5TH AVE N, FARGO, ND 58102

 **GOLDMARK**TM
COMMERCIAL REAL ESTATE INC

PARCEL VIEW

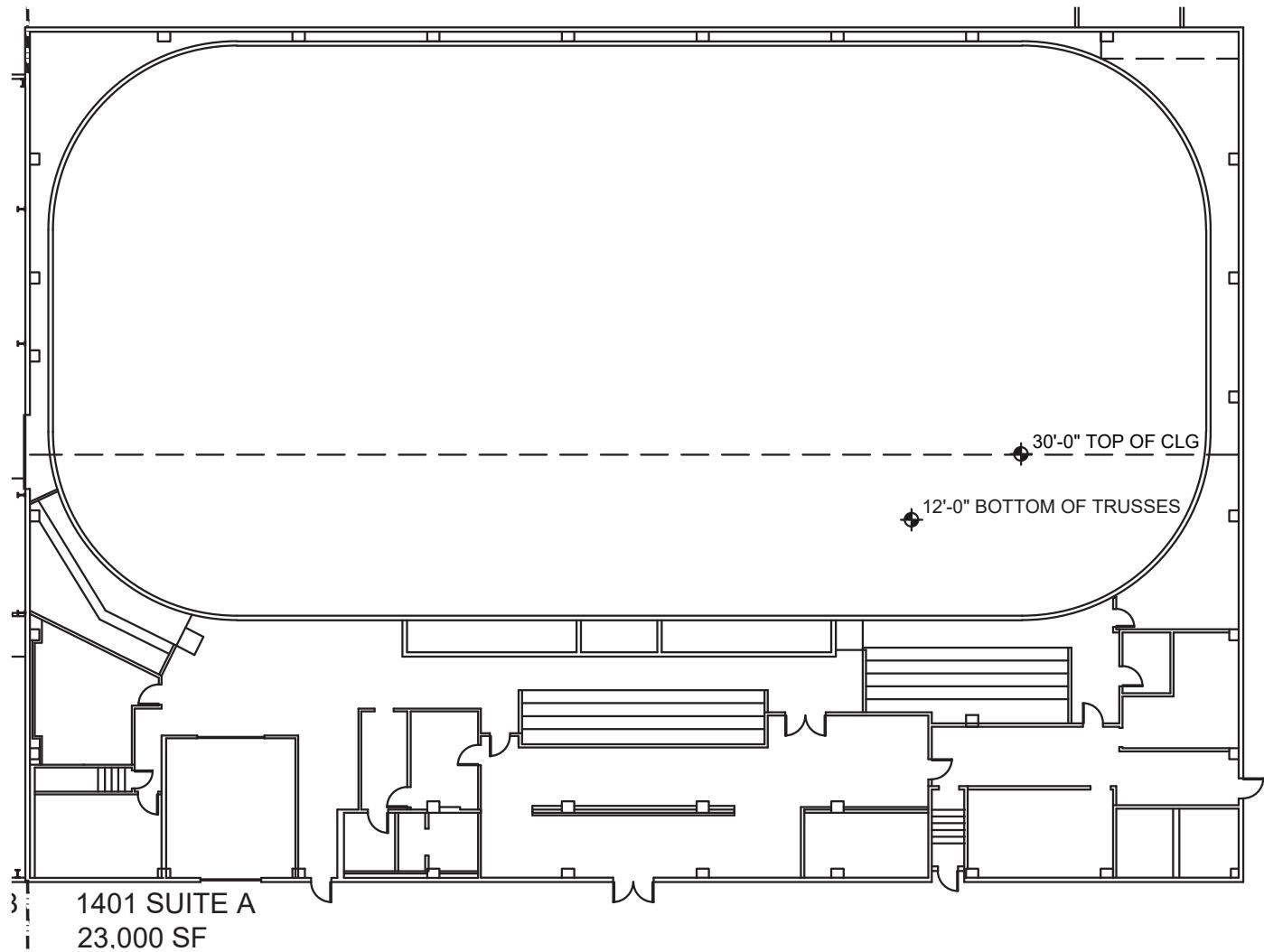


ANGEL'S ARENA

1401/1423 5TH AVE N, FARGO, ND 58102

 **GOLDMARK**TM
COMMERCIAL REAL ESTATE INC

ARENA FLOORPLAN



ANGEL'S ARENA

1401/1423 5TH AVE N, FARGO, ND 58102

 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

ARENA PHOTOS

