

COPPERWOOD SHOP CONDO

5255 VETERANS BLVD S, FARGO, ND 58104


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



BEAUTIFUL SHOP CONDO NEAR VETERANS & 52ND AVE S.

Sale Price: \$550,000

Size: 2,904 SF

Lease Rate: \$10.00 PSF | NNN

Paul Campbell | 701.893.2826

paul.campbell@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SALE PRICE

\$550,000

SIZE

2,904 SF

LEASE RATE

\$10.00 PSF | NNN

TENANT EXPENSES

All utilities

SHOP DIMENSIONS

44' x 66'

SIDEWALLS

16'

YEAR BUILT

2023

PARCEL NUMBER

01-8845-00200-102

ASSOCIATION FEE

Yes

PROPERTY DESCRIPTION:

Beautiful newly-built Copperwood shop condo is now available for sale near Veterans Blvd and 52nd Ave S! This is a rare opportunity to own a shop building in this area of South Fargo. Sitting at 2,904 SF, this shop has 16' sidewalls with vaulted trusses, 14' x 14' overhead door, bathroom, coded exterior lock, windows for natural light, LED lighting, ceiling Reznor heater, 6 gallon water heater, utility sink, and water hookups. A mezzanine could be added for additional space. This would be a perfect location for a business, personal use, or storage. Call and check it out today!

NEIGHBORS:

- Rocking Horse Farms
- UHaul
- Deckmasters
- Meadowlark Elementary
- RICE Companies
- Fargo Basketball Academy

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.



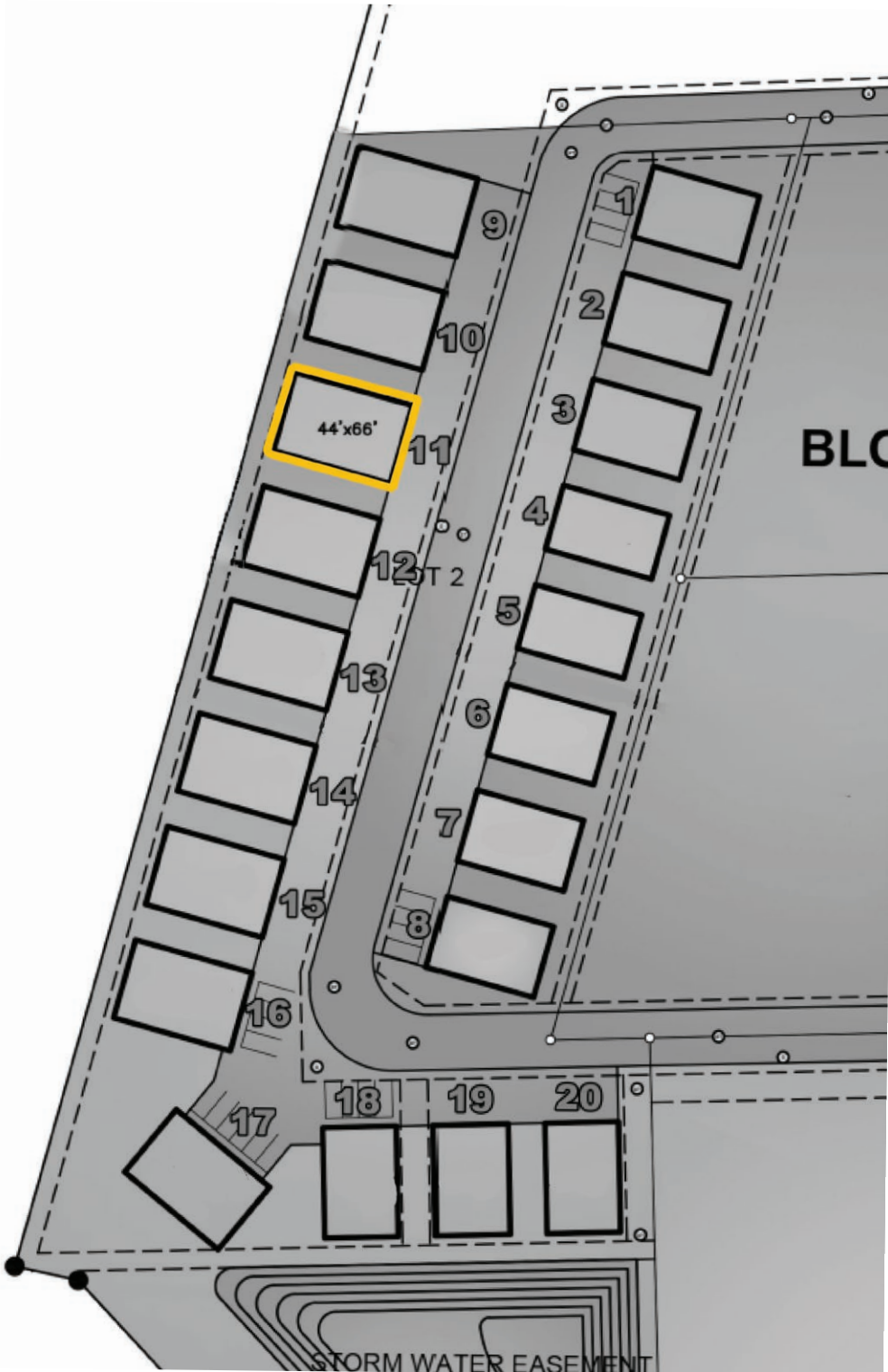
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SITE PLAN

52ND AVE S

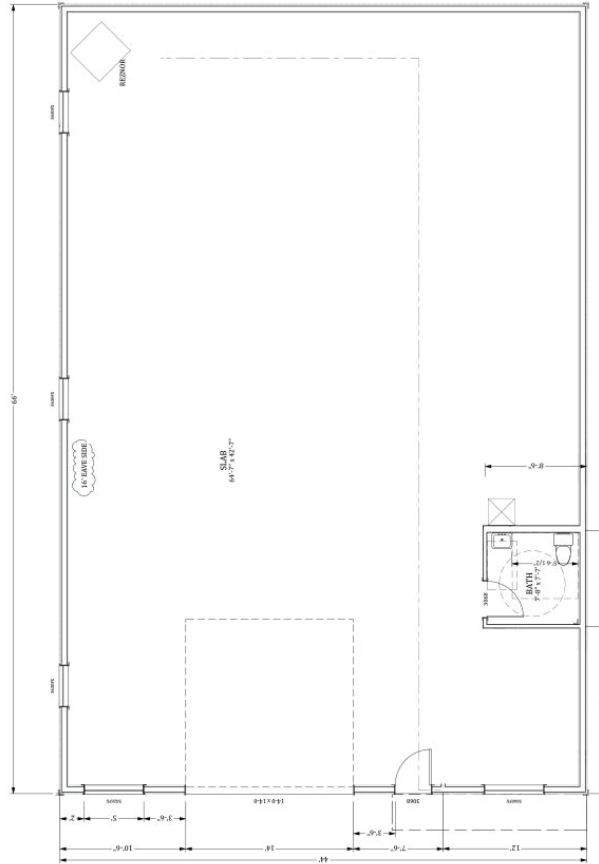


VETERANS BLVD

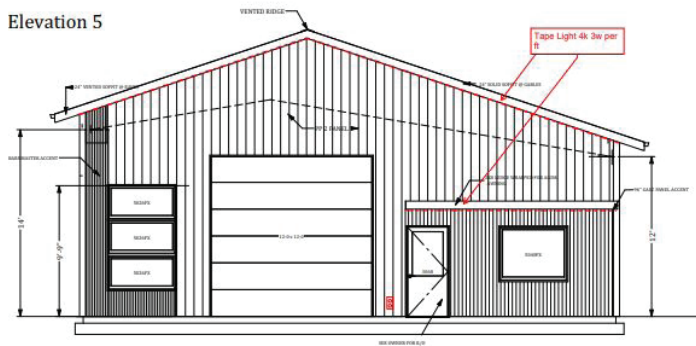
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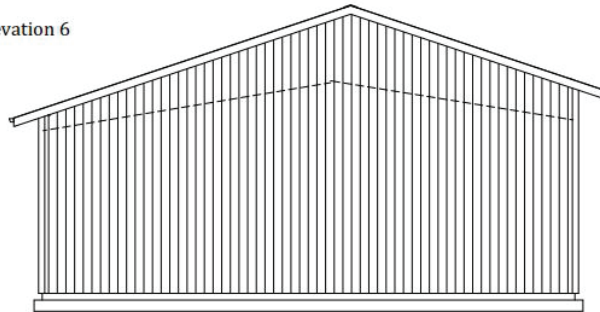
FLOORPLAN



Elevation 5



Elevation 6



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS

1-MILE RADIUS

KEY FACTS



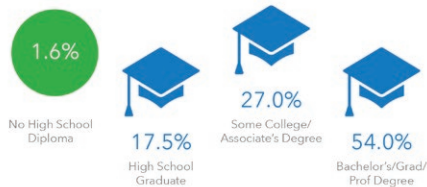
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



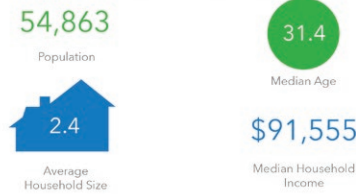
2024 Households by income (Esri)
The largest group: \$100,000 - \$149,999 (25.9%)
The smallest group: \$25,000 - \$34,999 (2.0%)

Indicator ▲	Value	Diff
<\$15,000	2.2%	-6.9%
\$15,000 - \$24,999	5.6%	-0.4%
\$25,000 - \$34,999	2.0%	-4.2%
\$35,000 - \$49,999	6.4%	-5.3%
\$50,000 - \$74,999	14.3%	-5.0%
\$75,000 - \$99,999	7.6%	-5.5%
\$100,000 - \$149,999	25.9%	+10.7%
\$150,000 - \$199,999	14.6%	+6.8%
\$200,000+	21.5%	+9.9%

Bars show deviation from **Cass County**

3-MILE RADIUS

KEY FACTS



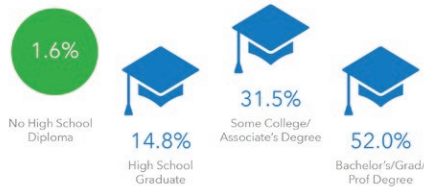
BUSINESS



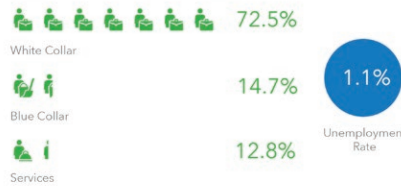
INCOME



EDUCATION



EMPLOYMENT



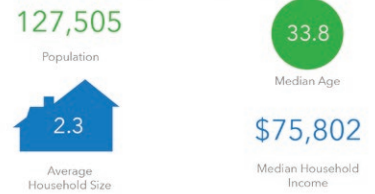
2024 Households by income (Esri)
The largest group: \$100,000 - \$149,999 (19.2%)
The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff
<\$15,000	6.3%	-2.8%
\$15,000 - \$24,999	3.4%	-2.6%
\$25,000 - \$34,999	3.9%	-2.3%
\$35,000 - \$49,999	8.4%	-3.3%
\$50,000 - \$74,999	18.0%	-1.3%
\$75,000 - \$99,999	13.8%	+0.7%
\$100,000 - \$149,999	19.2%	+4.0%
\$150,000 - \$199,999	9.0%	+1.2%
\$200,000+	17.9%	+6.3%

Bars show deviation from **Cass County**

5-MILE RADIUS

KEY FACTS



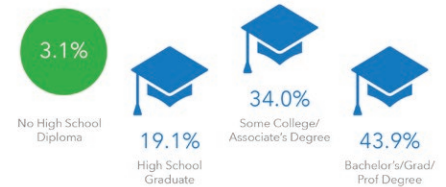
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.2%)
The smallest group: \$15,000 - \$24,999 (5.4%)

Indicator ▲	Value	Diff
<\$15,000	7.7%	-1.4%
\$15,000 - \$24,999	5.4%	-0.6%
\$25,000 - \$34,999	5.9%	-0.3%
\$35,000 - \$49,999	11.2%	-0.5%
\$50,000 - \$74,999	19.2%	-0.1%
\$75,000 - \$99,999	13.4%	+0.3%
\$100,000 - \$149,999	16.0%	+0.8%
\$150,000 - \$199,999	7.9%	+0.1%
\$200,000+	13.3%	+1.7%

Bars show deviation from **Cass County**