

WEST FARGO BANK BRANCH & CORPORATE HQ

901 13TH AVE E & 990 14TH AVE E, WEST FARGO, ND 58078



FOR SALE



LARGE CORPORTATE BANK OFFICE PROPERTY WITH RETAIL OPERATIONS

PRICE: \$3,815,840 | \$160 PSF

BUILDING SIZE: 23,849 SF

Andy Westby | Andrew Hanson

701.239.5839 | 701.239.5854

andy.westby@goldmark.com | andrew.hanson@goldmark.com

www.goldmarkcommercial.com

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PRICE

\$3,815,840 | \$160 PSF

YEAR BUILT

1978

BUILDING SIZE

23,849 SF

LOT SIZE

176,871 SF | 4.06 ac

PARCEL

02-2960-00010-000
901 13th Ave E, Building

02-2960-00025-000
990 14th Ave E, Vacant lot

ZONING

Light Commercial

2023 TAXES & SPECIALS

\$47,433.72

SPECIALS REMAINING

\$100,064.02 | \$0.57 PSF

FLOODPLAIN

None

DRIVE-THROUGH LANES

6

PARKING SPACES/RATIO

95 spaces: 4.0/1k SF

PROPERTY DESCRIPTION:

Professional bank office building with an oversized, park-like property on 13th Ave for sale! Sitting directly on the hard corner of 13th Ave and 9th St E in West Fargo and only 1 mile from I-94, this 4+ acre site boasts over 23,000 SF of space on two floors including six drive-up lanes for convenient customer access. Numerous amenities can also be found within easy walking distance on 13th Ave or a short drive on Veterans Blvd from this desirable property.

With its great visibility and extremely convenient location, this large property can easily become a corporate HQ for a new organization or potentially redeveloped for increased density and income. The property can function for one or multiple tenants for those businesses interested in additional income, with the second floor already rented to an existing tenant. With extremely limited land along 13th Ave available for development, the potential for this property is considerable!

*The owner will be occupying the building through mid-2025.



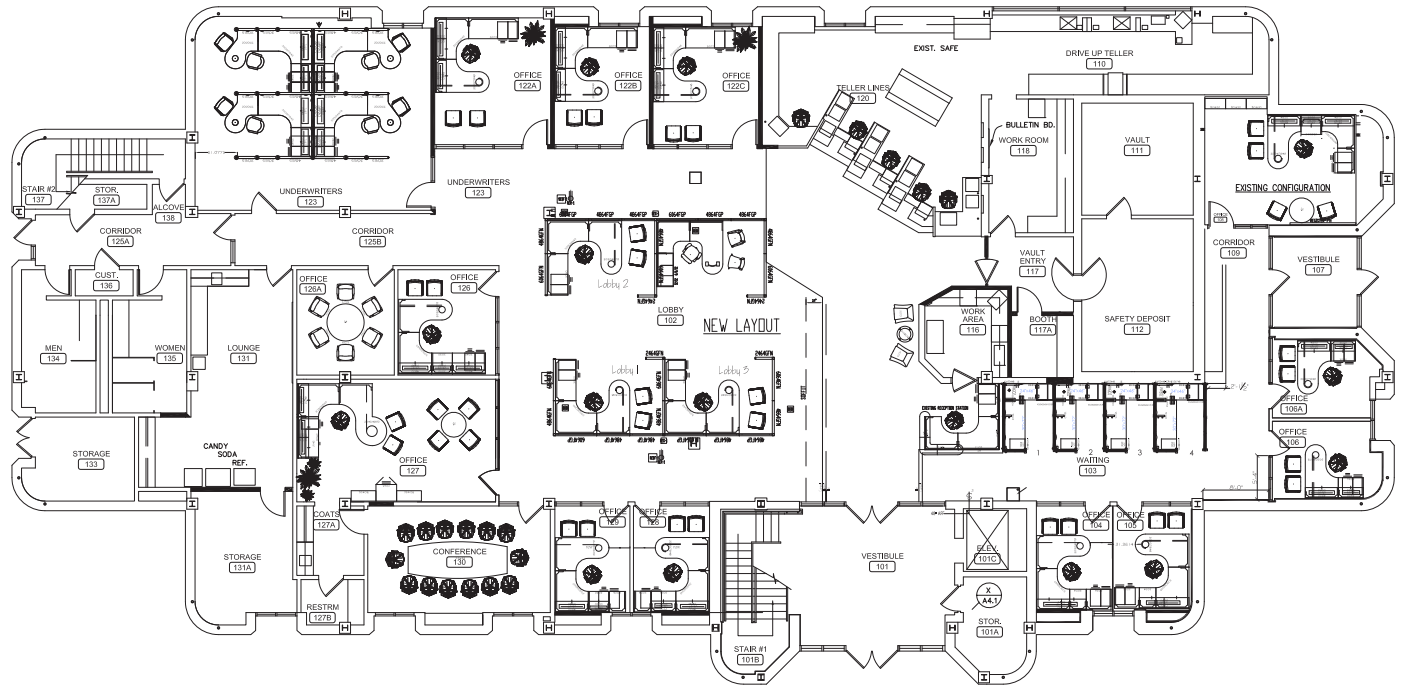
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GOLDMARK™
COMMERCIAL REAL ESTATE INC

1ST FLOOR BANK SPACE



PROPERTY FEATURES:

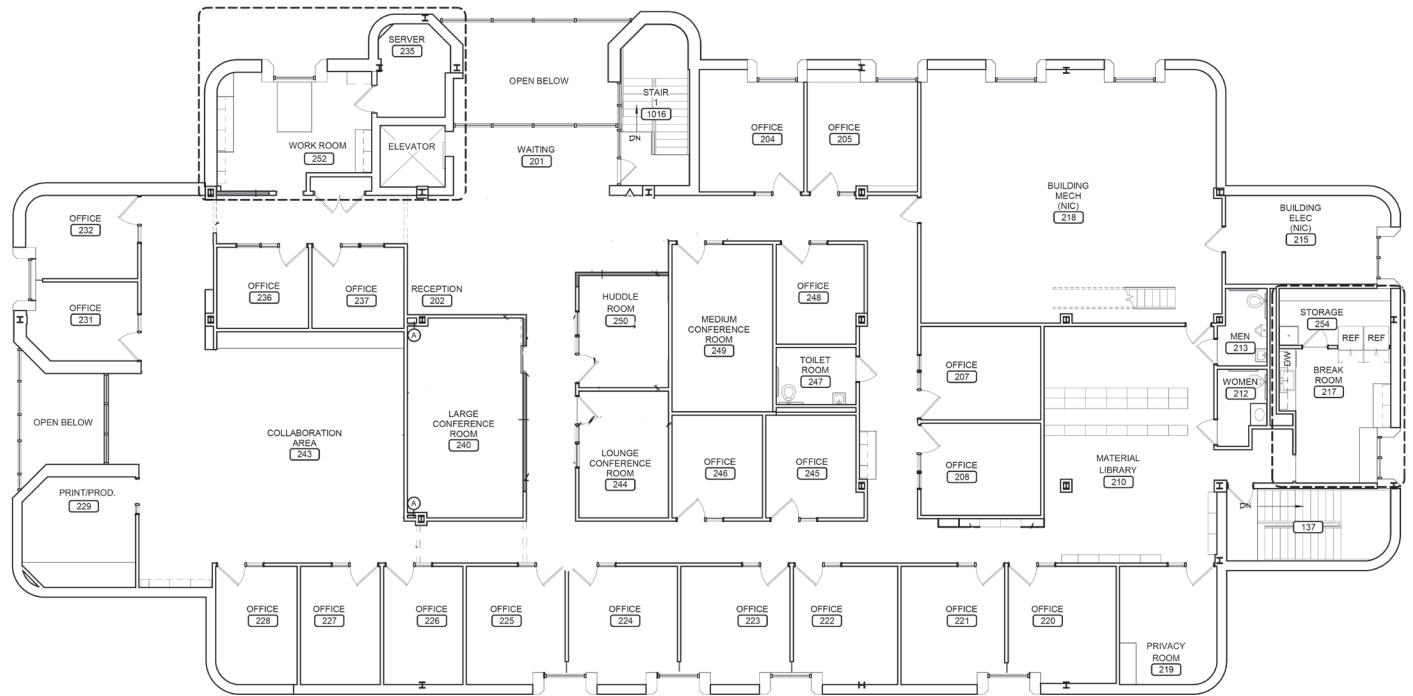
- Great visibility and accessibility from 13th Ave & 9th St E
- 1 mile from I-94
- Huge, oversized property with significant development potential
- Up to 6 lane drive-through available
- Numerous offices, conference rooms and open working areas
- Existing 2nd Floor Tenant - contact agent for lease information
- Close to numerous amenities on the 13th Avenue and Veterans Blvd corridors

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GOLDMARK™
COMMERCIAL REAL ESTATE INC

2ND FLOOR OFFICES



CONSTRUCTION DETAILS:

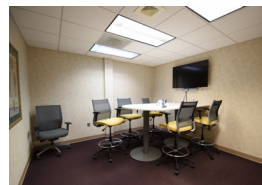
- Exterior: Brick
- Roof: EPDM rubber membrane
- HVAC: Electric hot water boilers with hot deck/cold deck air handling system (fuel oil backup)
- Parking lot: Concrete

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GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

1ST FLOOR INTERIOR PHOTOS

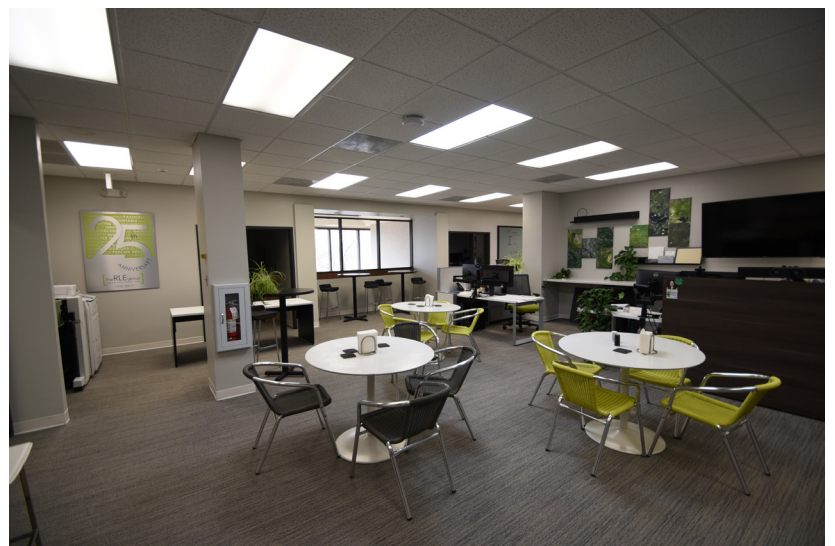


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2ND FLOOR INTERIOR PHOTOS

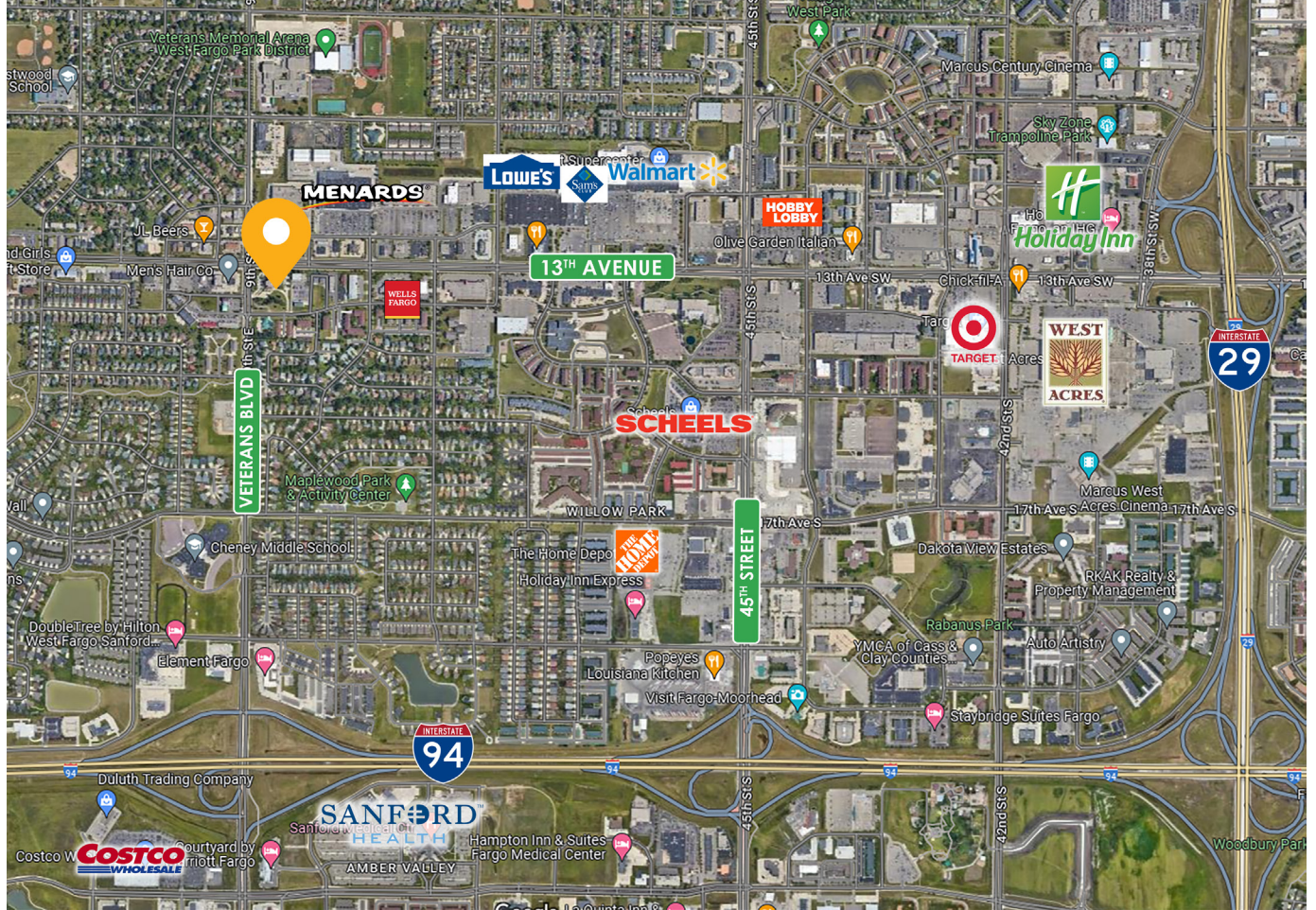


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MAP



EXTERIOR PHOTOS



WEST FARGO BANK BRANCH & CORPORATE HQ

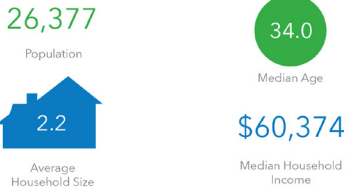
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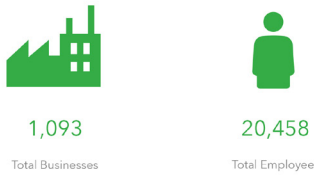
DEMOGRAPHICS

5-MINUTE DRIVE TIME

KEY FACTS



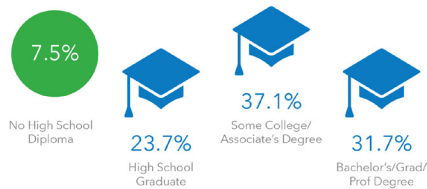
BUSINESS



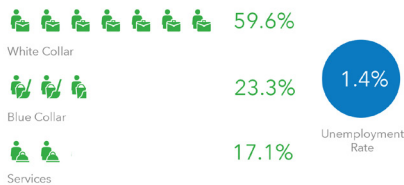
INCOME



EDUCATION



EMPLOYMENT



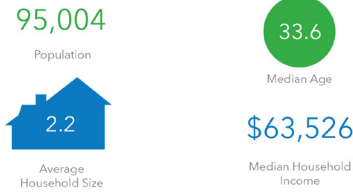
2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (18.5%)
The smallest group: \$200,000+ (6.0%)

Indicator ▲	Value	Diff
<\$15,000	8.7%	+0.5%
\$15,000 - \$24,999	7.5%	+0.3%
\$25,000 - \$34,999	13.3%	+3.0%
\$35,000 - \$49,999	11.0%	-1.4%
\$50,000 - \$74,999	18.5%	+2.9%
\$75,000 - \$99,999	16.6%	+2.7%
\$100,000 - \$149,999	11.4%	-3.0%
\$150,000 - \$199,999	7.0%	-1.6%
\$200,000+	6.0%	-3.3%

Bars show deviation from Cass County

10-MINUTE DRIVE TIME

KEY FACTS



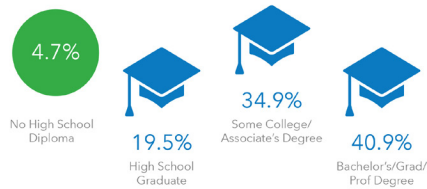
BUSINESS



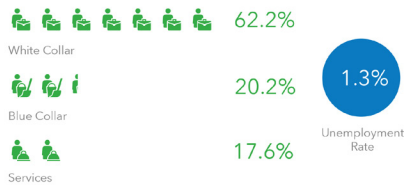
INCOME



EDUCATION



EMPLOYMENT



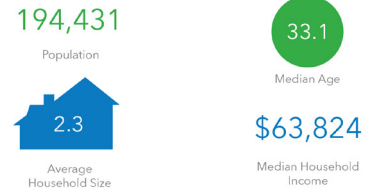
2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (17.5%)
The smallest group: \$15,000 - \$24,999 (6.9%)

Indicator ▲	Value	Diff
<\$15,000	8.0%	-0.2%
\$15,000 - \$24,999	6.9%	-0.3%
\$25,000 - \$34,999	11.0%	+0.7%
\$35,000 - \$49,999	13.0%	+0.6%
\$50,000 - \$74,999	17.5%	+1.9%
\$75,000 - \$99,999	14.9%	+1.0%
\$100,000 - \$149,999	13.3%	-1.1%
\$150,000 - \$199,999	7.0%	-1.6%
\$200,000+	8.3%	-1.0%

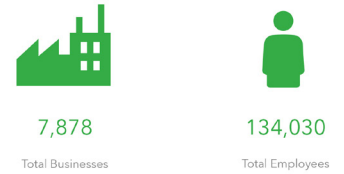
Bars show deviation from Cass County

15-MINUTE DRIVE TIME

KEY FACTS



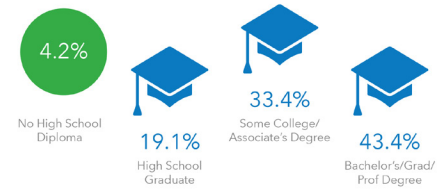
BUSINESS



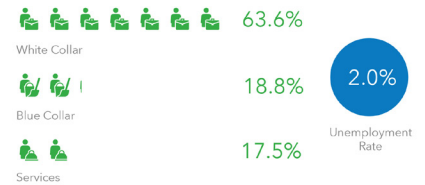
INCOME



EDUCATION



EMPLOYMENT



2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (16.4%)
The smallest group: \$150,000 - \$199,999 (7.5%)

Indicator ▲	Value	Diff
<\$15,000	9.3%	+1.1%
\$15,000 - \$24,999	7.8%	+0.6%
\$25,000 - \$34,999	10.3%	0
\$35,000 - \$49,999	12.1%	-0.3%
\$50,000 - \$74,999	16.4%	+0.8%
\$75,000 - \$99,999	13.6%	-0.3%
\$100,000 - \$149,999	14.4%	0
\$150,000 - \$199,999	7.5%	-1.1%
\$200,000+	8.6%	-0.7%

Bars show deviation from Cass County