

# FORMER BURGER KING

1212 36<sup>TH</sup> ST S, FARGO, ND 58103

  
**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

## FOR LEASE OR SALE



### STAND-ALONE QUICK SERVICE RESTAURANT NEAR I-29 & 13<sup>TH</sup> AVE

Sale Price: \$950,000

Lease Rent: Contact agent

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## SALE PRICE

\$950,000

## LEASE RATE

Contact agent

## TENANT EXPENSES

NNN

## BUILDING SIZE

4,284 SF

## YEAR BUILT

2014

## LOT SIZE

0.82 Acres

## PARKING SPACES

51

## PARCEL NUMBER

01-1420-00200-000

## ZONING

Commercial

## 2024 TAXES

\$21,183

## PROPERTY DESCRIPTION:

This fantastic former Burger King building is now for lease or sale at the busy crossroads of I-29 and 13th Avenue S!

At one of the busiest locations in the entire Fargo metro, this stand-alone quick service restaurant building boasts a great look, tall visible pylon signage, a large parking lot, and drive-thru. Nearby traffic counts include over 66,000 on I-29 and 27,000 on 13th Avenue.

Inside, you'll find a turn-key restaurant space with seating areas, booth fixtures, large order counter, kids play area, two restrooms, a kitchen area with equipment available, sinks, and office area. Take advantage of this incredible opportunity to lease or buy a rare stand-alone quick service restaurant building for your new business or investment!

## NEIGHBORING BUSINESSES:

- Perkins
- Motel 6
- Acapulco Restaurant
- West Acres Mall
- Best Buy
- Panera
- Chick Fil-A
- Target

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.



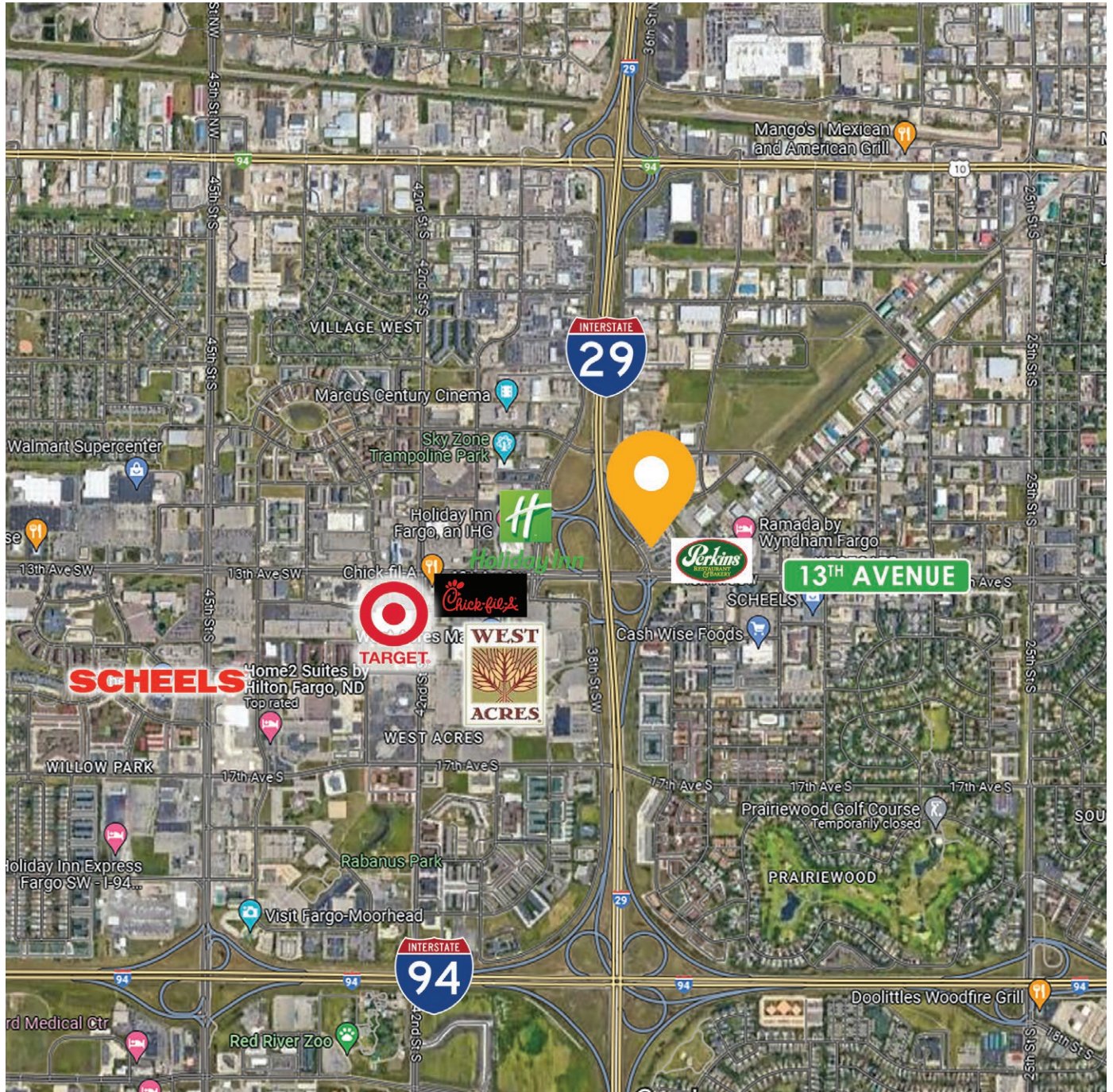


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AREA MAP





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INTERIOR PHOTOS

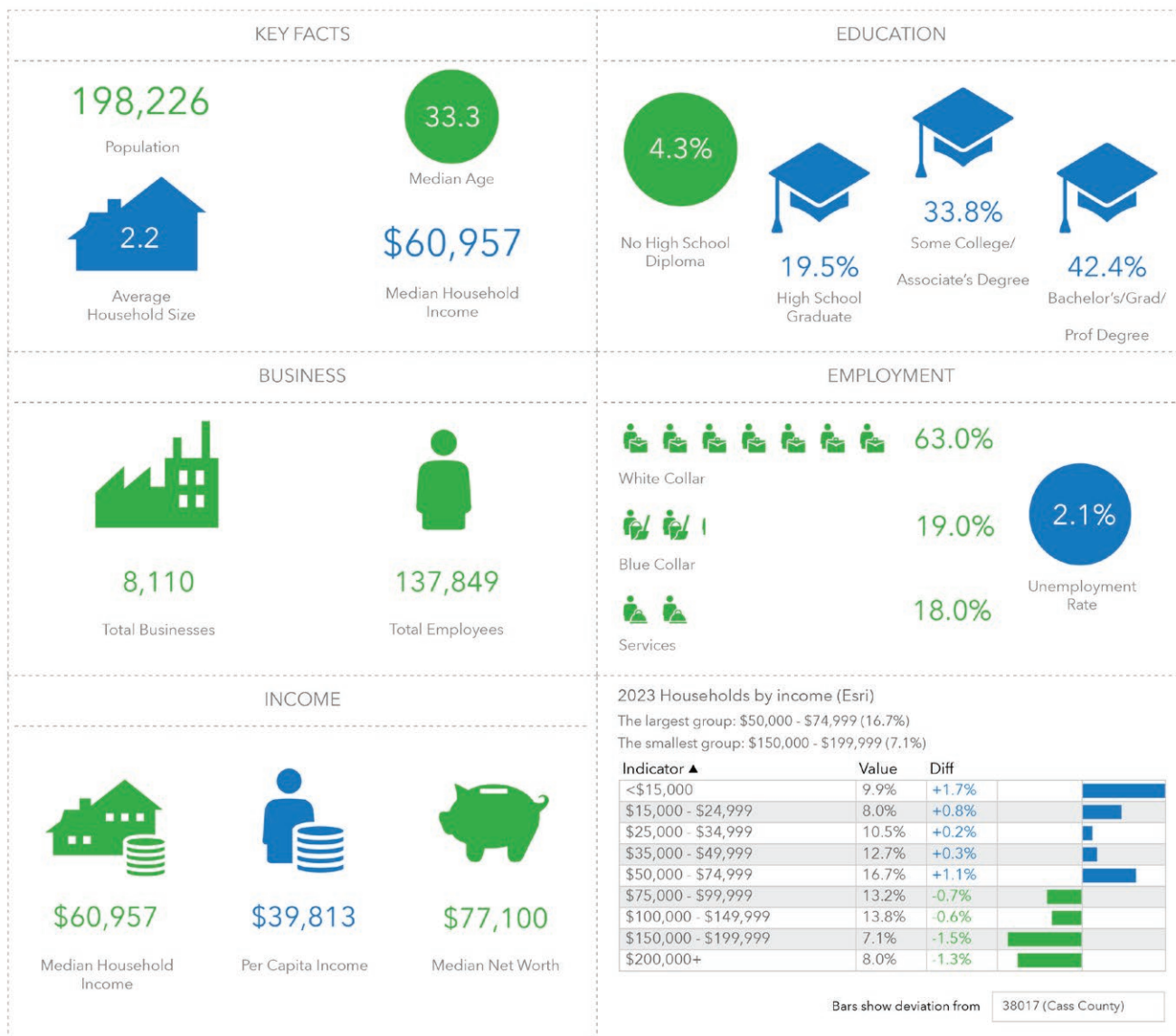


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## Key Facts

1212 36th St S, Fargo, North Dakota, 58103  
Ring of 5 miles



**Source:** This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri