

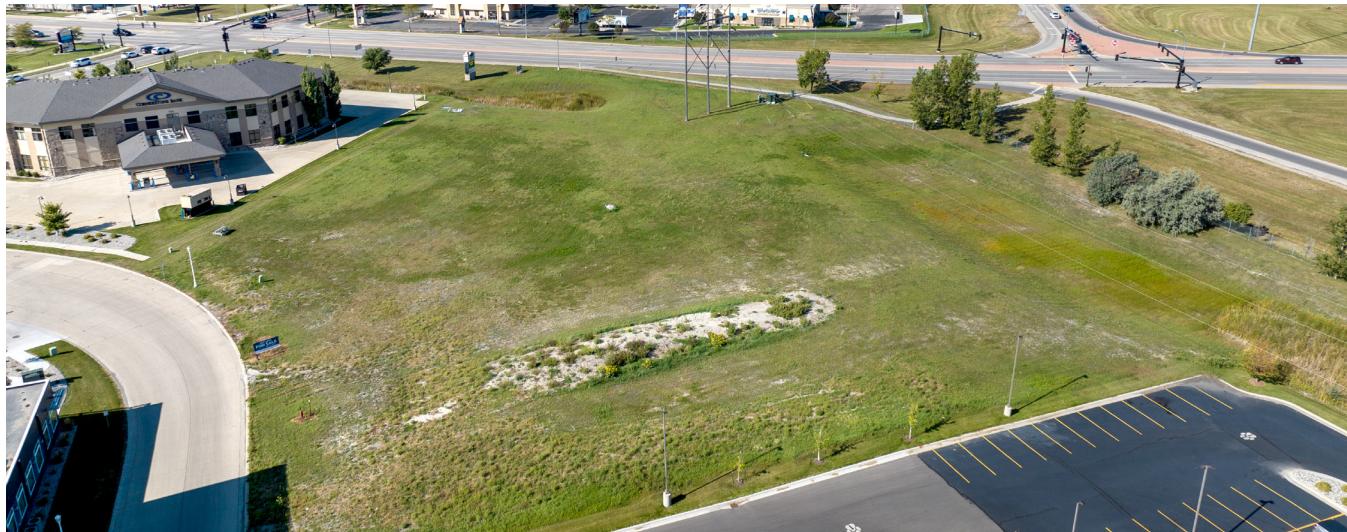
FOR SALE

178,689 SF DEVELOPMENT LOT

\$2,501,646 (\$14/SQ FT) | 4473 23RD AVE S, FARGO, ND

Property Details: Discover prime retail land for sale at the corner of I-94 and 45th St S, just north of Cornerstone Bank. This 4.1-acre property offers 113,602 SF of buildable space and 178,689 SF total. With excellent visibility and shovel-ready status, it's conveniently located near hotels, restaurants, and Sanford Hospital. Enjoy easy access to 45th Street and Interstate 94, with a build-to-suit option available.

- **Property Size:** 178,689 SF (4.1 acres)
- **Sale Price:** \$2,501,646
- **Parcel Number:** 01-8270-00200-000
- **Zoning:** General Commercial
- **Legal Description:** Lot 2, Block 1, Liberty Sq. 2nd Addition
- **Traffic Volume:** 65,000+ vehicles per day on I-94 and 34,000+ vehicles per day on 45th St S



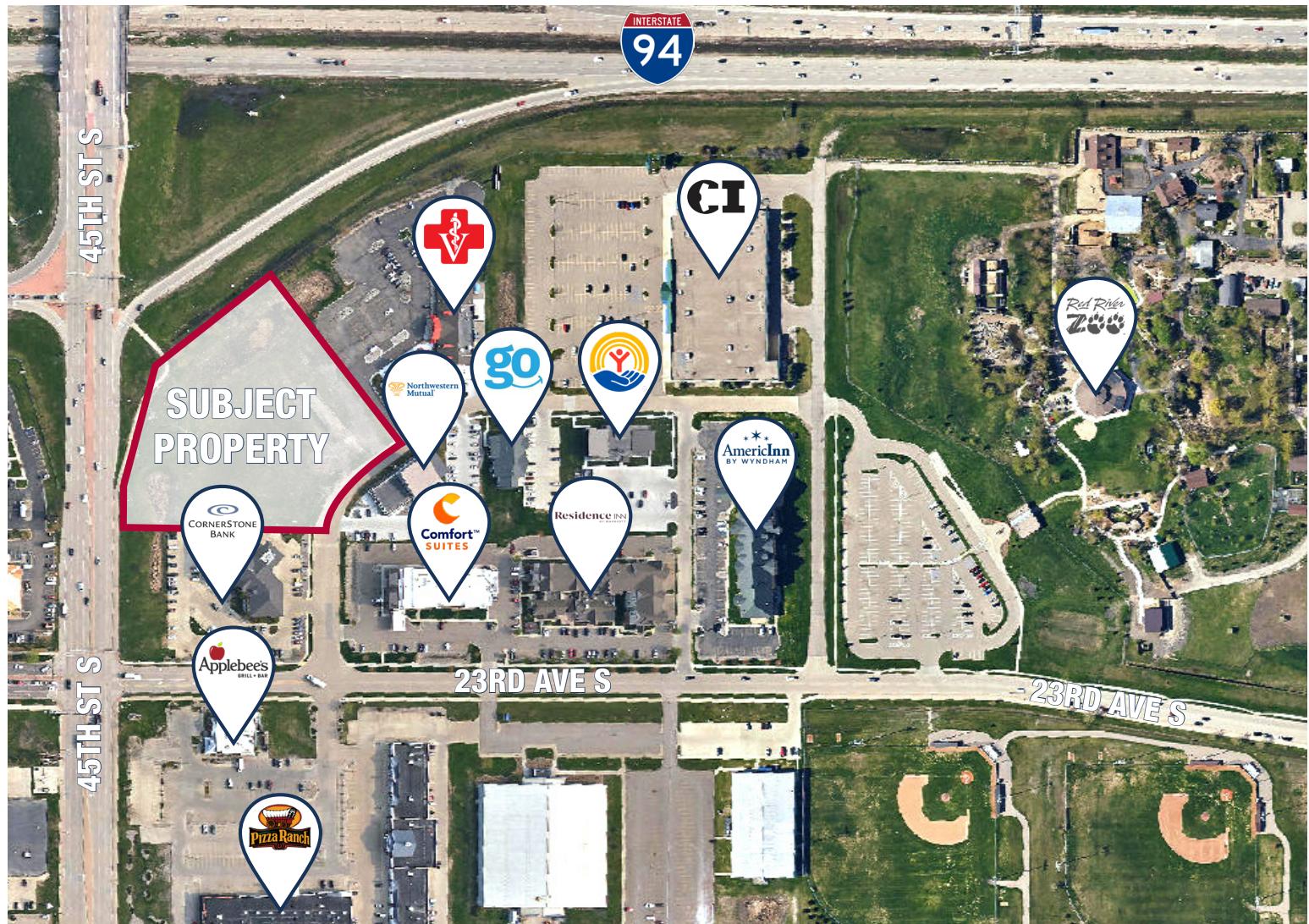
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COMFORT
SUITES



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APPLEBEE'S
GRILL & BAR



CORNERSTONE
BANK



PIZZA RANCH



UNITED
WAY OF
CASS-CLAY



CI APPAREL



GILL
ORTHODONTICS



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