

OFFICE BUILDING FOR SALE

133 Main Avenue W, West Fargo, ND 58078

MLS #25-471



Property Description:

Now offered for sale: a well-maintained investment property located near West Fargo's revitalized downtown at 133 Main Ave W. With current occupancy at 52%, this property offers in-place income, future redevelopment potential, or as an opportunity for an owner occupant. Zoned DMU (Downtown Mixed Use), the site allows for a range of uses including multifamily, giving investors flexibility for long-term value creation.

Additional parking lot information available at MLS 25-472.

Purchase Price:	\$645,000
Lot Size:	17,846 SF
Building Size:	11,040 SF
Parcels:	02-2100-00150-000 & 02-3000-00513-000
2025 Consolidated Taxes:	\$8,969.85
2025 Specials Installment:	\$711.56
Estimated Remaining Specials:	\$4,850.14
Drains:	\$149.14



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