



## AVAILABLE FOR SALE

2537 UNIVERSITY DR S  
FARGO, NORTH DAKOTA

### LISTING BROKERS

**KONRAD OLSON, SIOR**  
Designated Broker  
701.280.1606  
[konrad@konradolson.com](mailto:konrad@konradolson.com)

**MEGAN WALOCK**  
Associate Broker  
701.280.1606  
[megan@konradolson.com](mailto:megan@konradolson.com)

PROPERTY DETAILS

ADDRESS	2537 University Drive S Fargo, ND 58103											
PARCEL NO.	01-0066-00241-000											
LEGAL	Lot 15, Block 2, Arrowhead Estates Addition to the City of Fargo											
ZONING	LC – Limited Commercial											
LOT SIZE	54,400 SF±											
BUILDING SIZE	16,560 SF±											
YEAR BUILT	1983											
PARKING	98 Total Spaces (4 Accessible) Parking Ratio: 5.9 per 1,000 SF											
TRAFFIC COUNTS	21,365 VPD at University Drive (FM MetroCog/NDDOT 2018 Miovision Portable Traffic Count)											
PROPERTY TAX	<table><tr><td>Consolidated Tax</td><td>\$ 36,397.35</td></tr><tr><td>Drain Tax</td><td>\$ 0.00</td></tr><tr><td>Annual Installment Special Assessments</td><td>\$ 430.32</td></tr><tr><td>Discount (Payment by February 15<sup>th</sup>)</td><td>- \$ 1,819.87</td></tr><tr><td>2024 Total Property Tax</td><td>\$ 35,007.80</td></tr></table>		Consolidated Tax	\$ 36,397.35	Drain Tax	\$ 0.00	Annual Installment Special Assessments	\$ 430.32	Discount (Payment by February 15 <sup>th</sup> )	- \$ 1,819.87	2024 Total Property Tax	\$ 35,007.80
Consolidated Tax	\$ 36,397.35											
Drain Tax	\$ 0.00											
Annual Installment Special Assessments	\$ 430.32											
Discount (Payment by February 15 <sup>th</sup> )	- \$ 1,819.87											
2024 Total Property Tax	\$ 35,007.80											
SPECIAL ASSESSMENTS	<table><tr><td>Uncertified Balance (Principal Only)</td><td>\$5,665.66</td></tr><tr><td>Work in Progress (Estimate)</td><td>\$ 0.00</td></tr></table> (Based on 2024 Tax Statement from Cass County Treasurer)		Uncertified Balance (Principal Only)	\$5,665.66	Work in Progress (Estimate)	\$ 0.00						
Uncertified Balance (Principal Only)	\$5,665.66											
Work in Progress (Estimate)	\$ 0.00											
PRICE	\$2,650,000											

NEIGHBORING BUSINESSES

Starion Bank	Bergstrom Eye & Laser	Baker Garden & Gift	University Medical Center
Beans Coffee Bar	Aldevron	Sanford South University	Burggraf's Ace Hardware
Bell Bank	YWCA	Casey's Convenience Store	ND Juvenile Services

CONTACT


KONRAD OLSON, SIOR  
Designated Broker  
701.280.1606  
konrad@konradolson.com

MEGAN WALOCK  
Associate Broker  
701.280.1606  
megan@konradolson.com

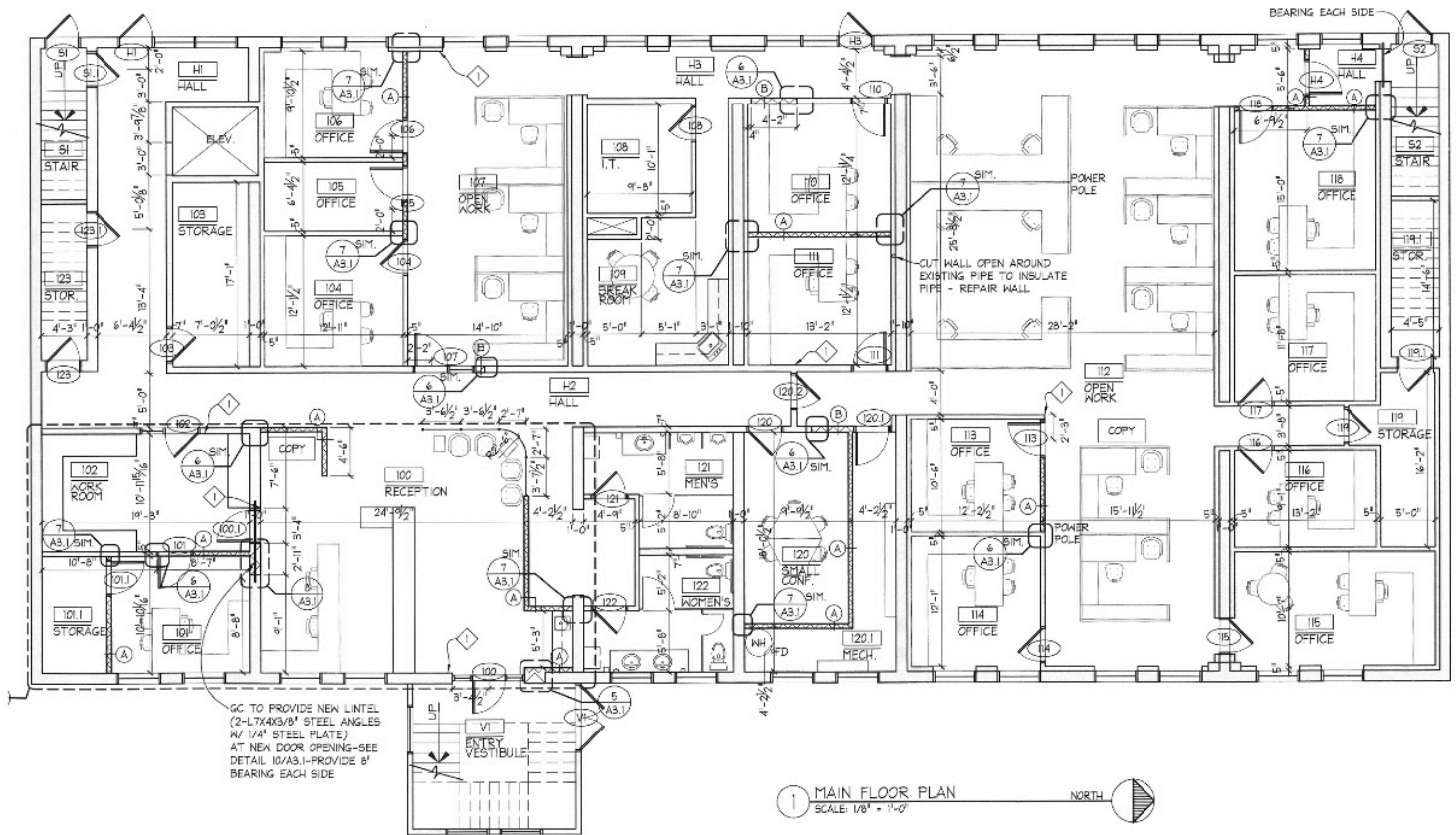


**Konrad Olson**  
COMMERCIAL REAL ESTATE  
Broker for the Owner  
2501 13<sup>th</sup> Ave. S. - Suite 204  
Fargo, ND 58103  
(701)280-1606

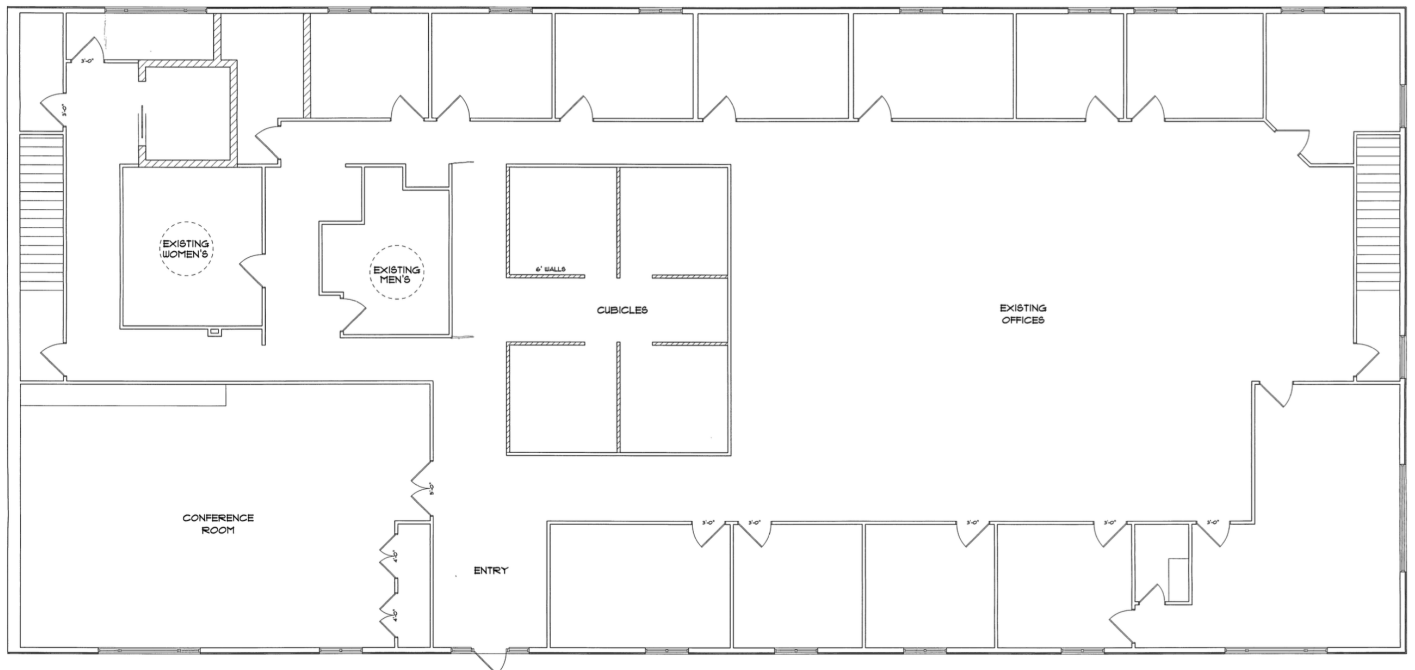
Individual Memberships  
Society of Industrial and  
Office Realtors

  
**SIOR**

# FLOORPLAN - MAIN FLOOR



# FLOORPLAN - SECOND FLOOR



Note: Floor plans and measurements are provided for marketing purposes only and may not reflect the property as-built. All dimensions and layouts are approximate and subject to field verification. Prospective buyers are advised to conduct their own independent measurements and due diligence for critical dimensions.