



AVAILABLE FOR SALE

2537 UNIVERSITY DR S FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, SIOR

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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 Consolidated Tax \$ 36,397.35

Drain Tax \$ 0.00

Annual Installment Special Assessments \$ 430.32

Discount (Payment by February 15th) - \$ 1,819.87

2024 Total Property Tax \$ 35,007.80

SPECIAL ASSESSMENTS Uncertified Balance (Principal Only) \$5,665.66

Work in Progress (Estimate) \$ 0.00

(Based on 2024 Tax Statement from Cass County Treasurer)

PRICE \$2,650,000

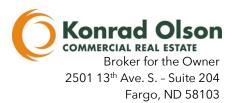
NEIGHBORING BUSINESSES

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

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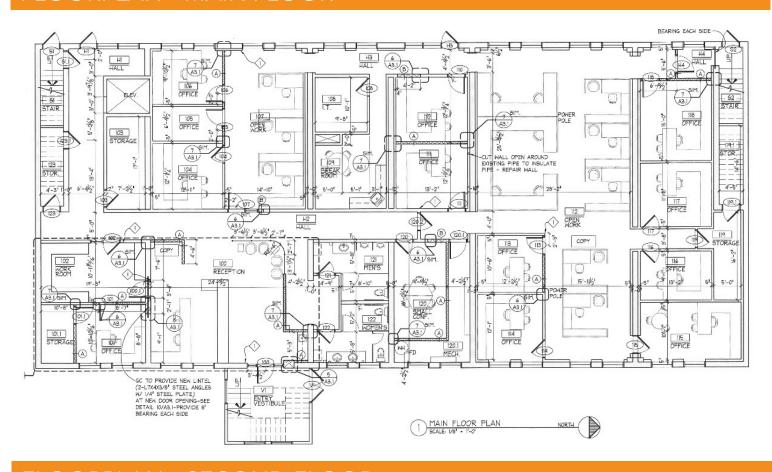
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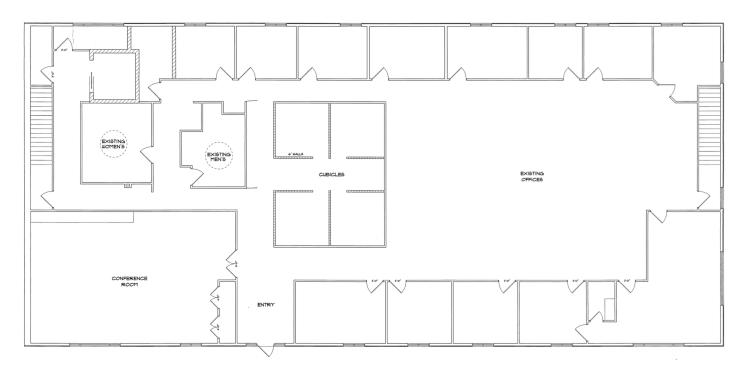
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FLOORPLAN - MAIN FLOOR



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.

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