

AJE OFFICE

1128 WESTRAC DR S, FARGO ND 58103



FOR SALE OR LEASE



OFFICE BUILDING FOR SALE OR SUITE FOR LEASE

Building Size: 5,678 SF

Sale Price: \$735,000

Spaces Available For Lease: 1,088 - 2,853 SF

Gross Rent: \$14.00 - \$15.00 PSF

Brett Saladin, CCIM | 701.893.2830

brett.saladin@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

AJE OFFICE

1128 WESTRAC DR S, FARGO ND 58103

GOLDMARK
COMMERCIAL REAL ESTATE INC

BUILDING SIZE

5,678 SF

SALE PRICE

\$735,000

YEAR BUILT

1991

PARCEL NUMBER

01-4021-00145-020

LOT SIZE

32,464 SF

SPACE AVAILABLE FOR LEASE

1,088 - 2,853 SF

GROSS RENT

\$14.00 - \$15.00 PSF

TENANT EXPENSES

Pro-rata share of Gas, Electricity,
Sewer, Water, Garbage, Janitorial

Phone/Internet sole cost of Tenant

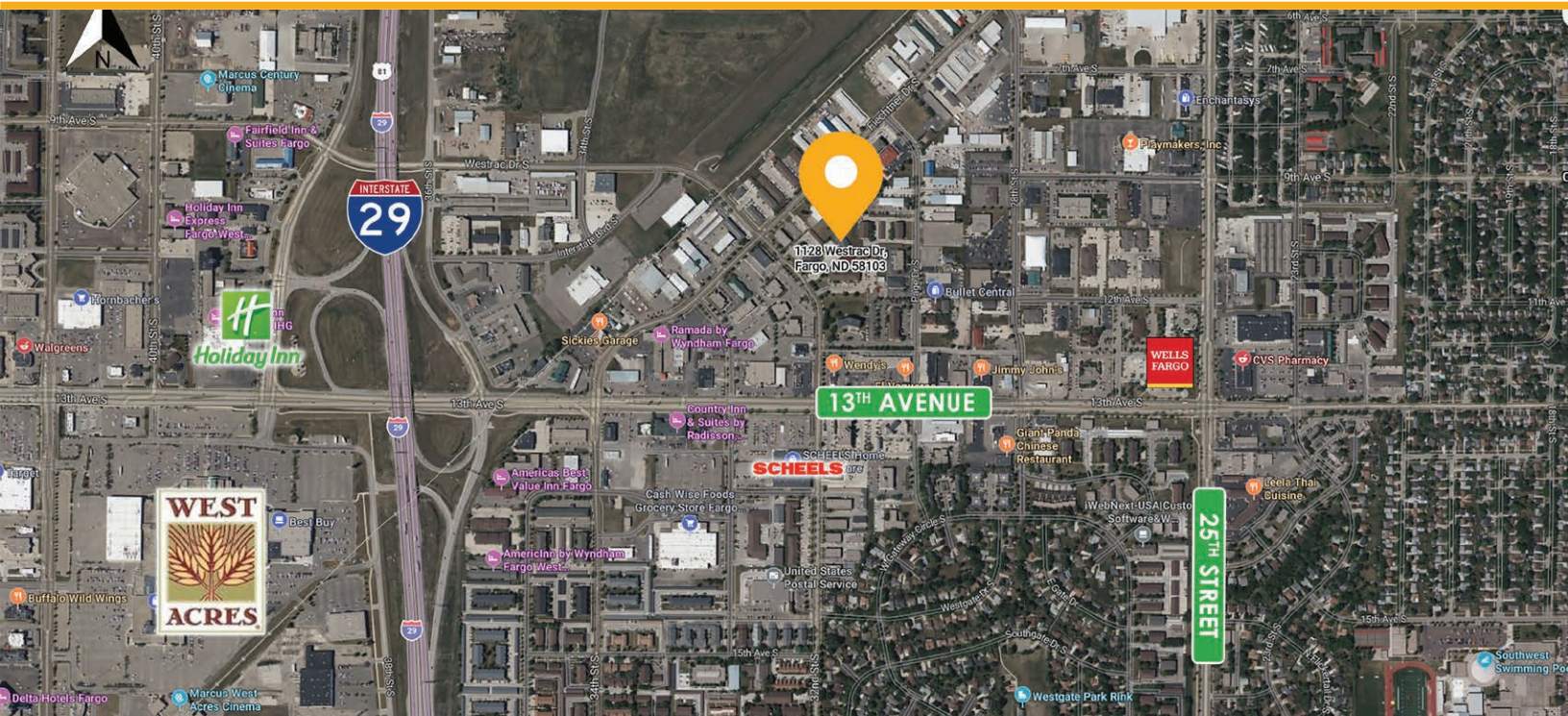
PROPERTY DESCRIPTION:

Goldmark Commercial Real Estate is pleased to present this property for sale or for lease. This property offers the chance for an owner-occupant to purchase the beautiful brick building centrally located in the Metro and assume Tenants for additional income.

The first suite is 2,853 rentable square feet at \$14.00/RSF which includes multiple offices, break room, conference room, and additional open space that provides flexibility for any business needs. The Landlord is offering a modified gross lease where Tenant is responsible for pro-rata share of utilities and Landlord is responsible for taxes/specials/insurance/snow/lawn.

The second suite is 1,088 rentable square feet at \$15.00/RSF with the same modified gross lease opportunity. It is a very nice space with 2 offices, conference room, storage room, and open reception area that is versatile for any business.

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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FLOORPLAN



PARCEL VIEW

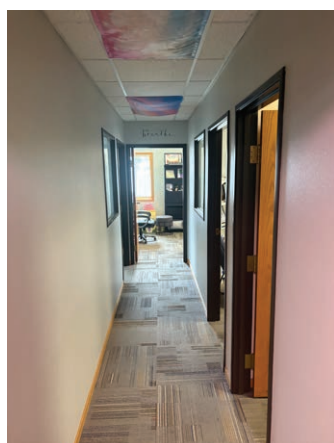
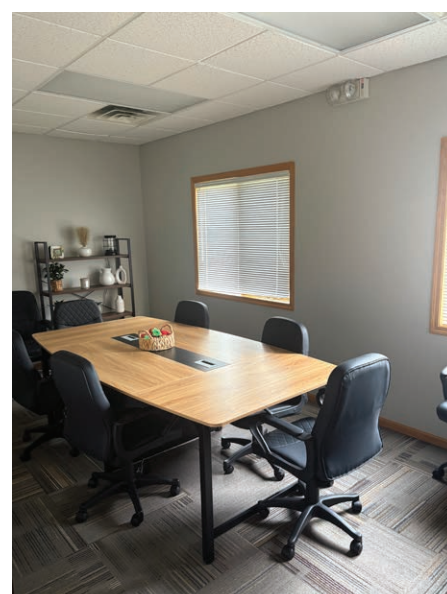


1,088 SPACE

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2,853 SPACE

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