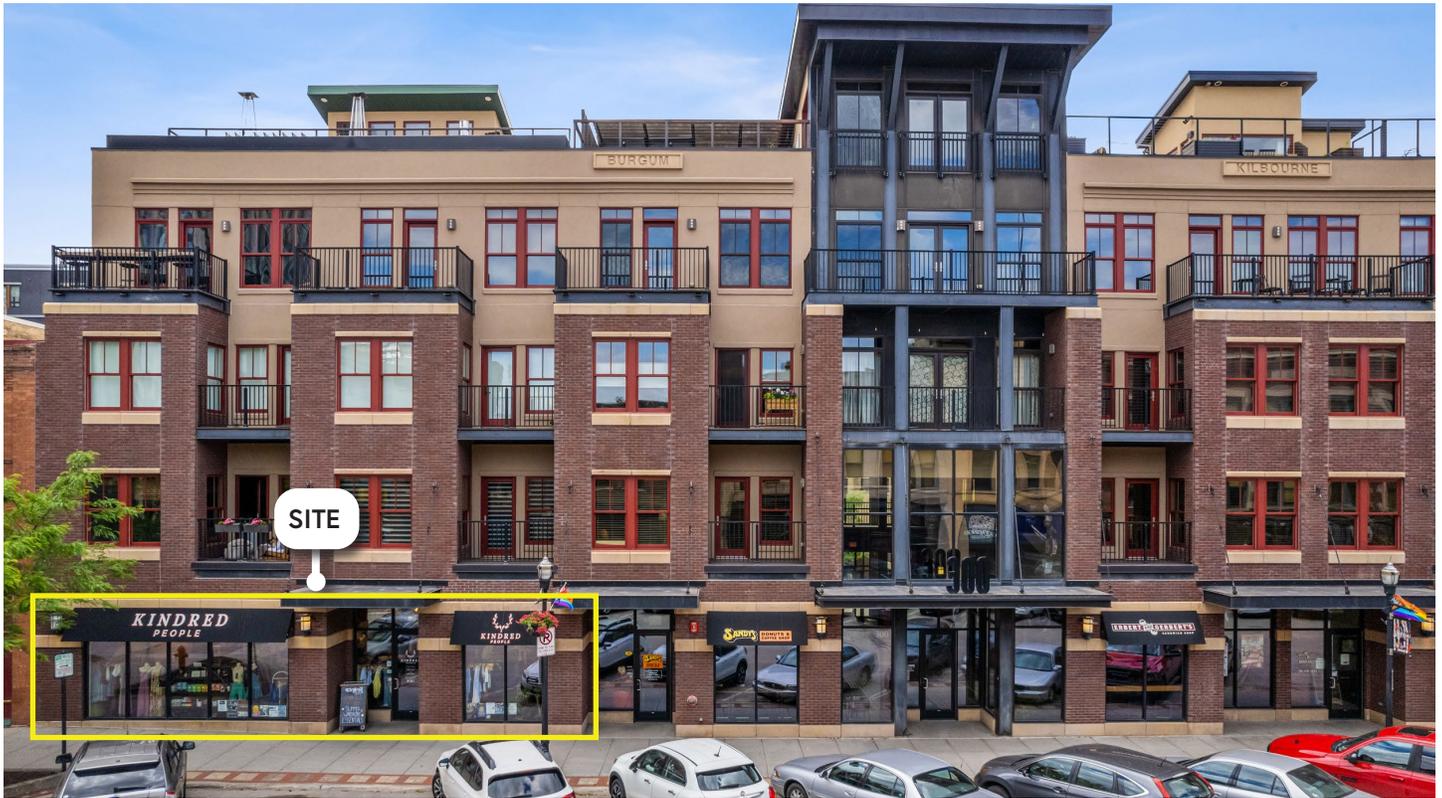


FOR SALE OR LEASE

300 Broadway North, Unit 101, Fargo, ND 58102

MLS #25-221 & #26-64



Property Description:

300 Broadway is an iconic building in downtown Fargo. This is the opportunity to own or lease a retail condo that is in the heart of this vibrant district. With excellent walking and biking scores the tenants are sure to have a plenty of traffic for a successful business.
**Opportunity Zone tax benefits may apply.*

FOR SALE

Purchase Price: \$684,500
2025 Consolidated Taxes: \$8,873.83
2025 Specials Installment: \$936.67
Estimated Specials Balance: \$3,812.85

FOR LEASE

Lease Rate: \$17.50 SF
Estimated CAM: \$8 SF

Year Built:
2007

Available Space:
2,738 SF

Parcel:
01-8397-00010-008



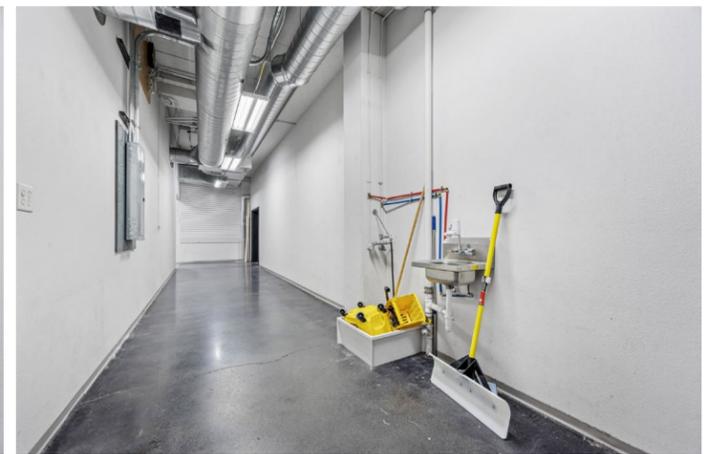
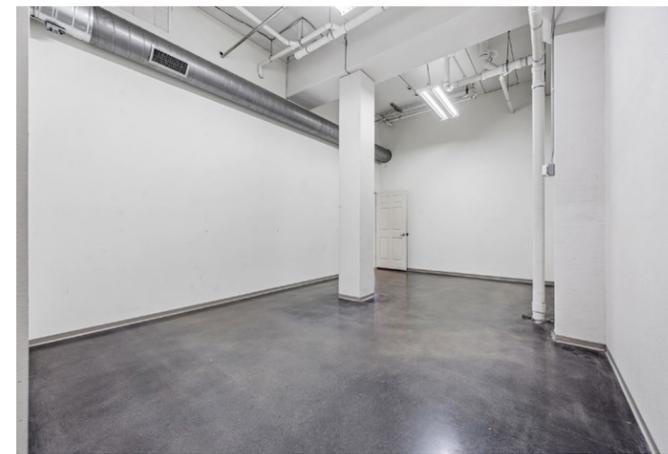
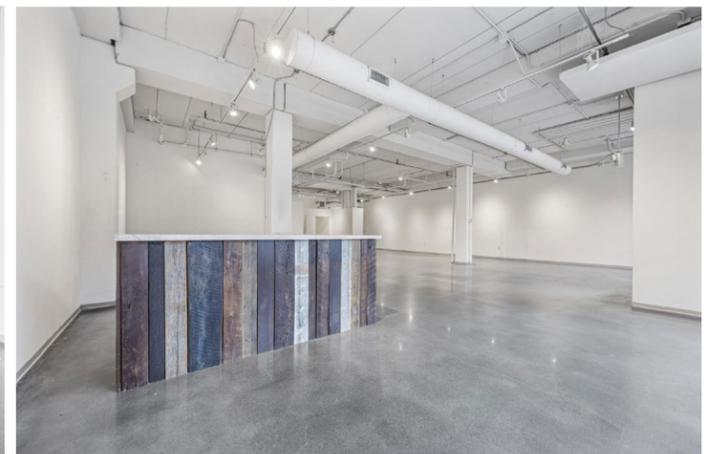
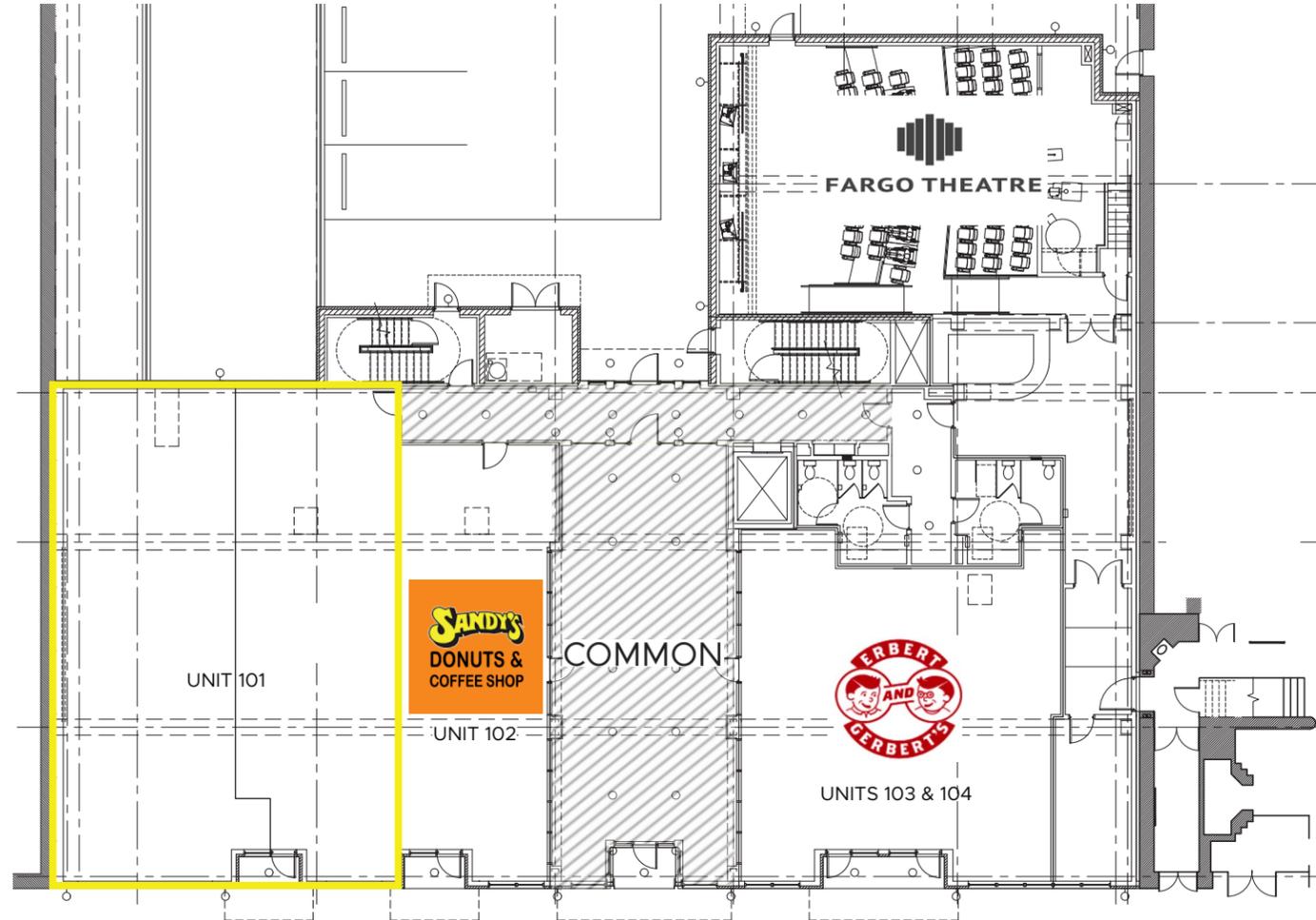
PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
 4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
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Floor Plan



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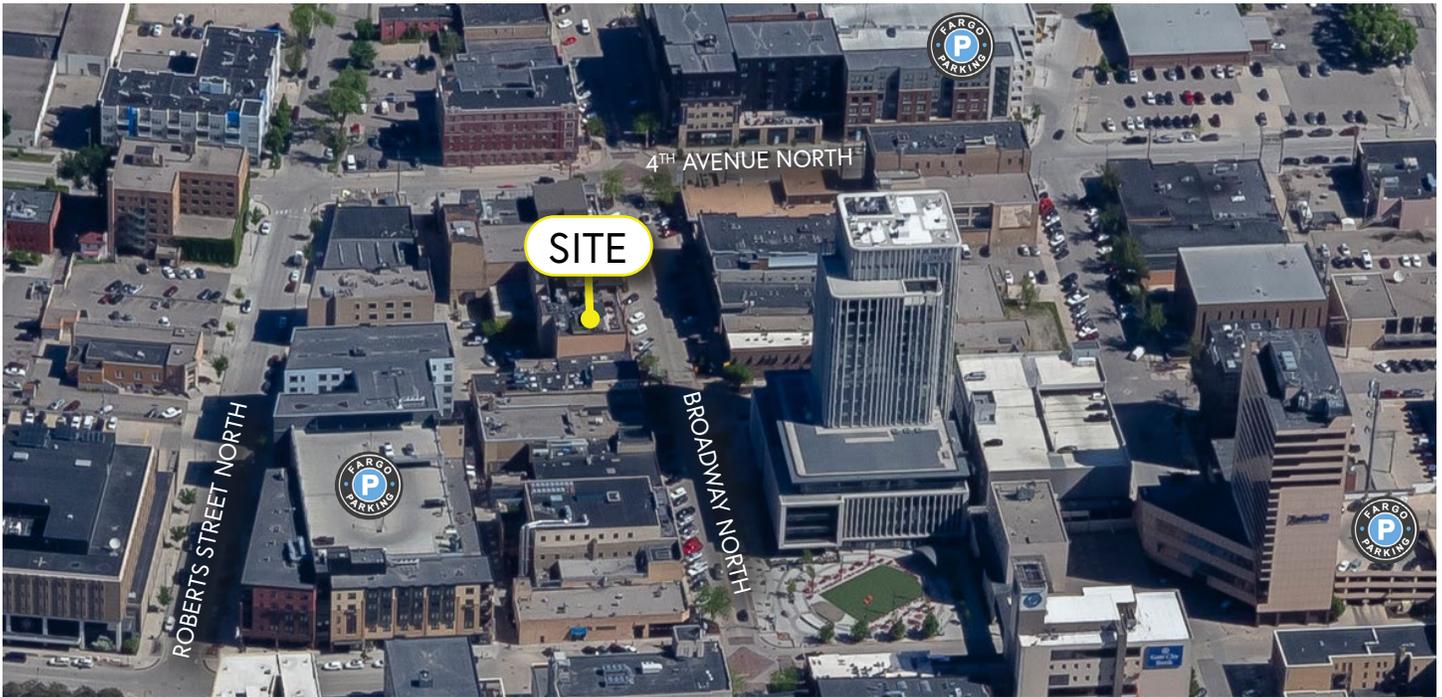


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Public Parking
 First 2 Hours Free
 Free Nights & Weekends

KEY METRO DEMOGRAPHICS

- 263,000** metro-area residents
- 17.5%** population growth in 10 years
- 23,000** new jobs in 10 years
- 2.4%** unemployment rate
- 31%** Fargo residents aged 18-34
- 30,000** college students attending area universities
- 65%** young adults from the area who stay in Fargo-Moorhead for work
- 43%** people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

- 5,000** new residents in the metro area per year
- 35%** annual income increase for renters in 10 years
- 2X** number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000** multifamily units across the metro area
- 2,700** market-rate units in the downtown core
- 1,400** new multifamily units added to the metro area per year
- 200** new multifamily units in core neighborhoods per year
- \$1 BILLION** average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

- 4,100** people living downtown
- 47%** family households
- 31** average age
- 49%** female residents
- 51%** male residents
- 50%** household with pets
- 5,000** new residents by 2032

Sources:
 Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023
 North Dakota Job Service
 Building Industry Association of the Red River Valley
 U.S. Census Bureau



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