

FOR SALE OR LEASE

115 Broadway North, Fargo, ND 58102
MLS #24-389 & 26-74



Property Description: Just over 2,000 SF of retail or office space available on Broadway, featuring a wide-open layout ready for customization. The space offers a large glass storefront, great natural light, and warm natural wood floors, plus a basement level for additional storage.

**Opportunity Zone tax benefits may apply.*

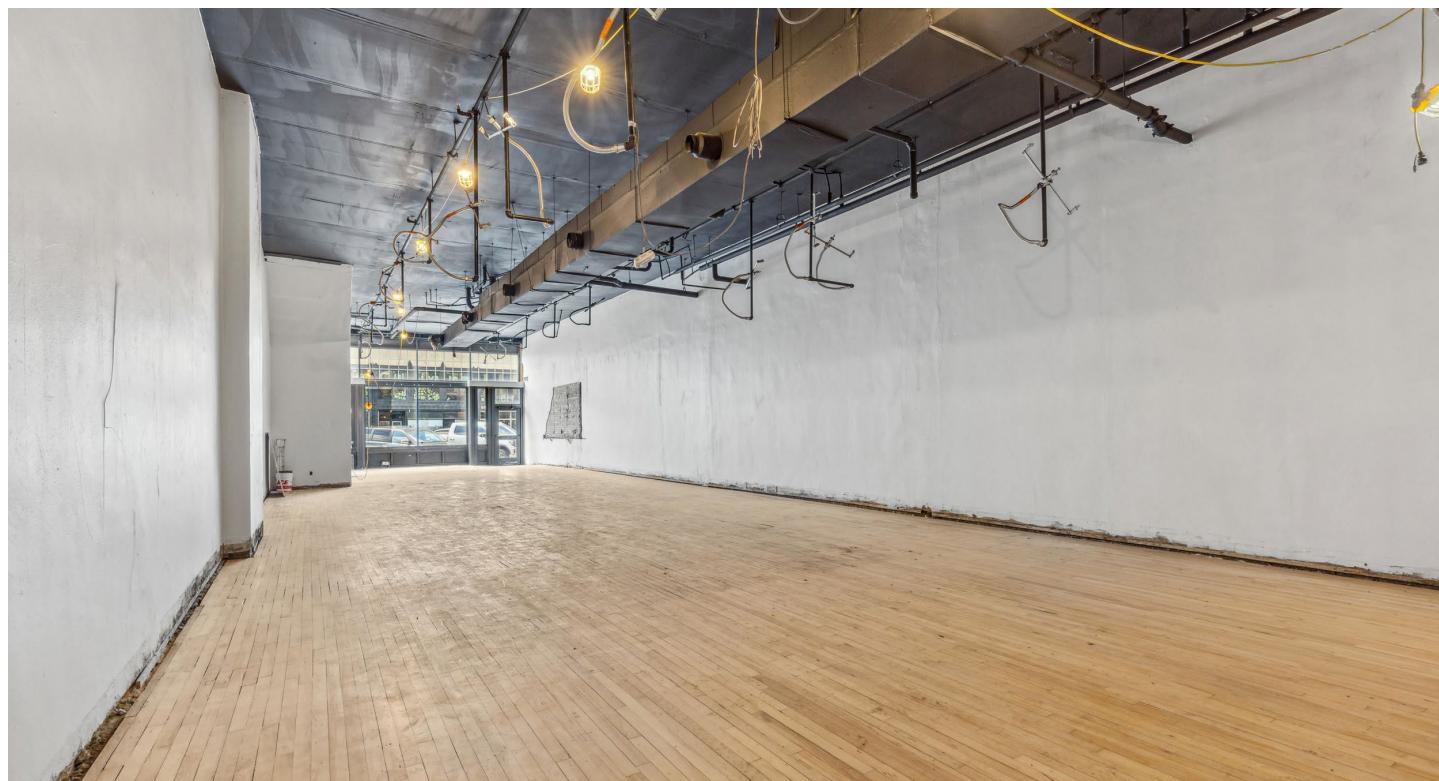
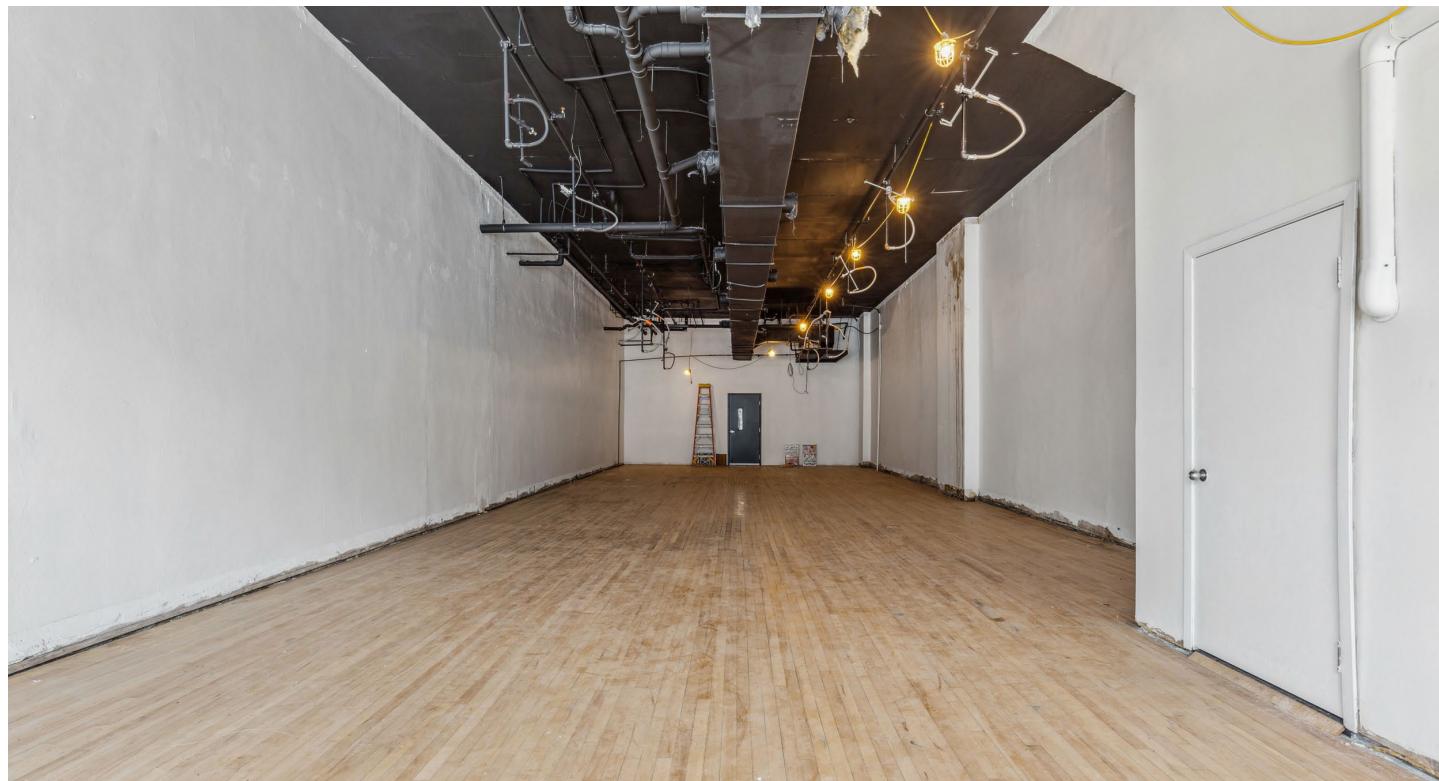
Purchase Price:	\$350,000	Lease Rate:	\$22.00 SF
2025 Consolidated Taxes:	\$4,304.86	Estimated CAM:	\$4.00 SF (Utilities Paid By Tenant)
2025 Specials Installment:	\$786.63	Year Built:	1924
Estimated Specials Balance:	\$448.86	Parcel:	01-1520-00752-115
Available Space:	2,094 SF		



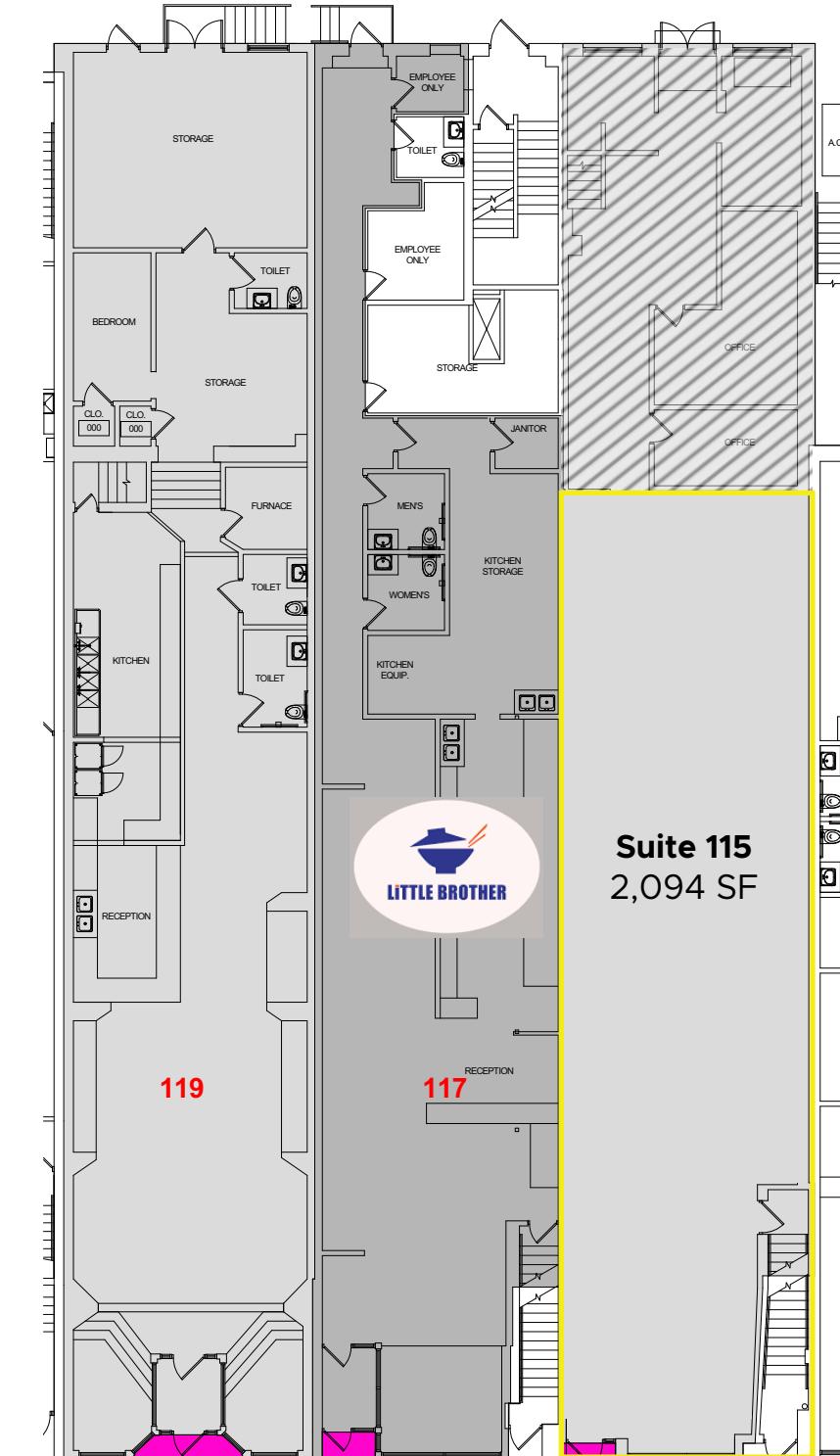
www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

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Floor Plan: First Floor



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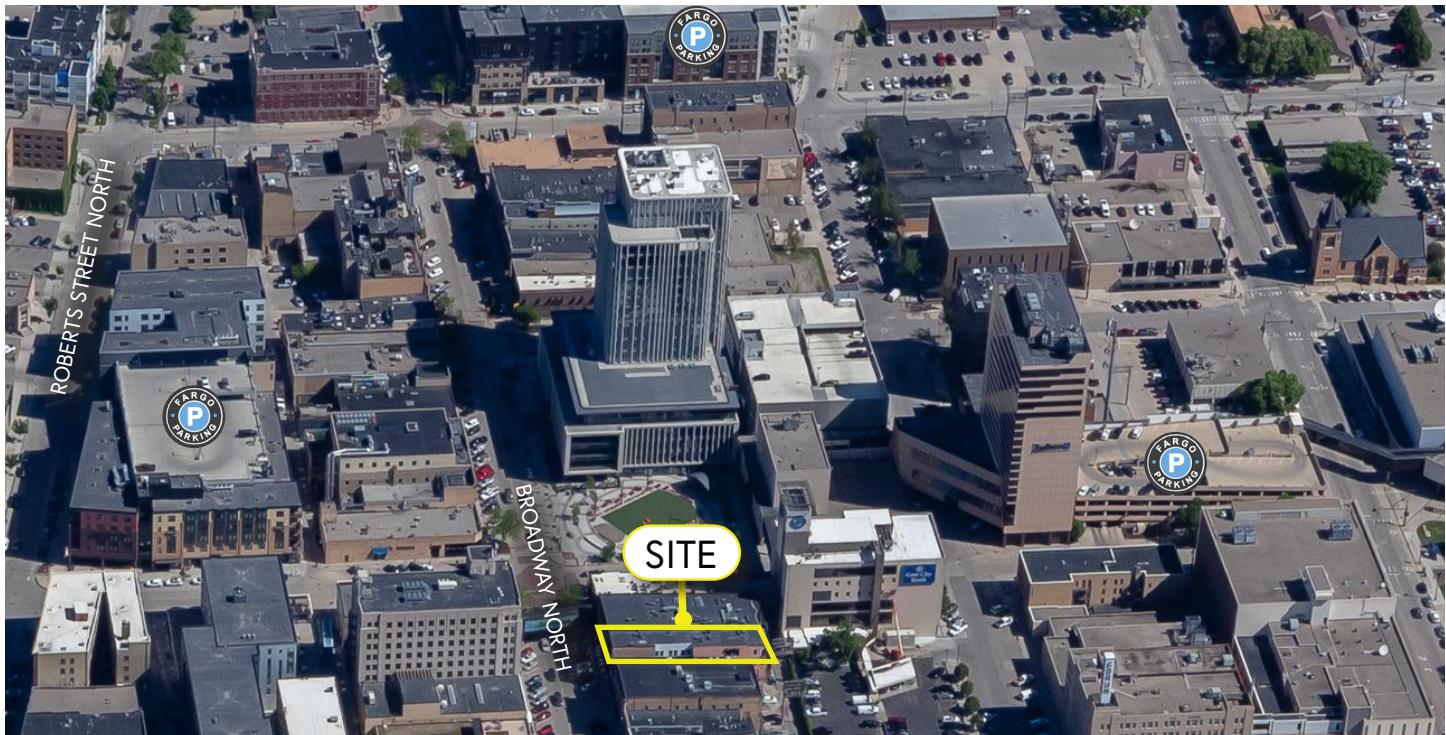


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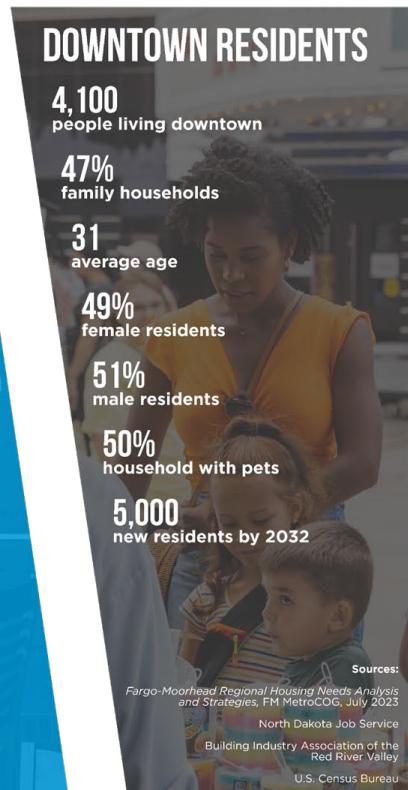
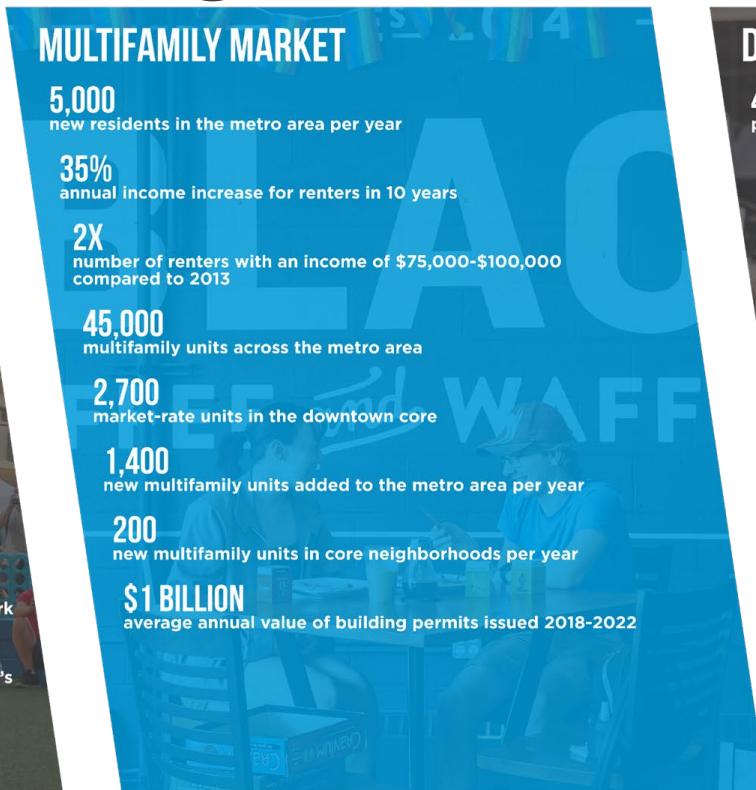
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Public Parking
First 2 Hours Free
Free Nights & Weekends



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