

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		

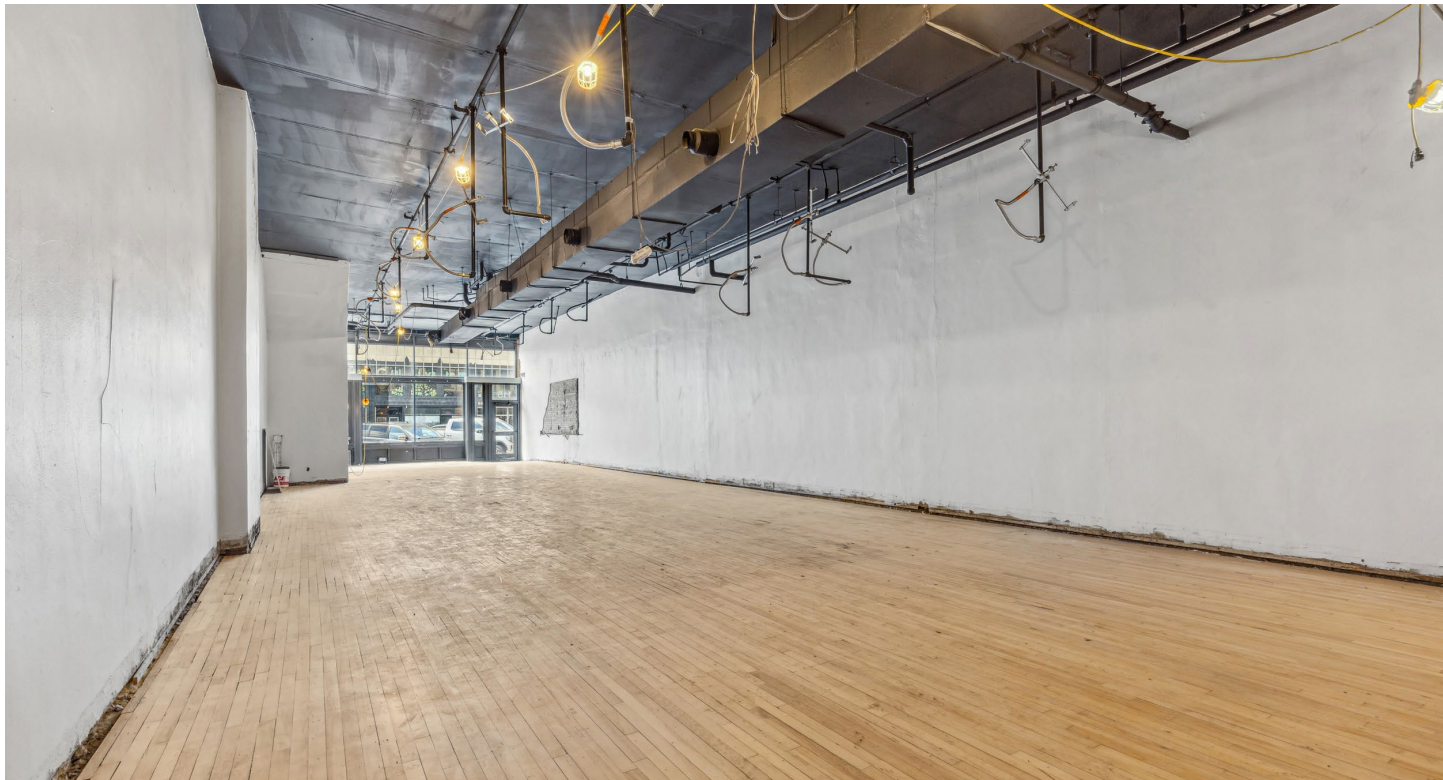


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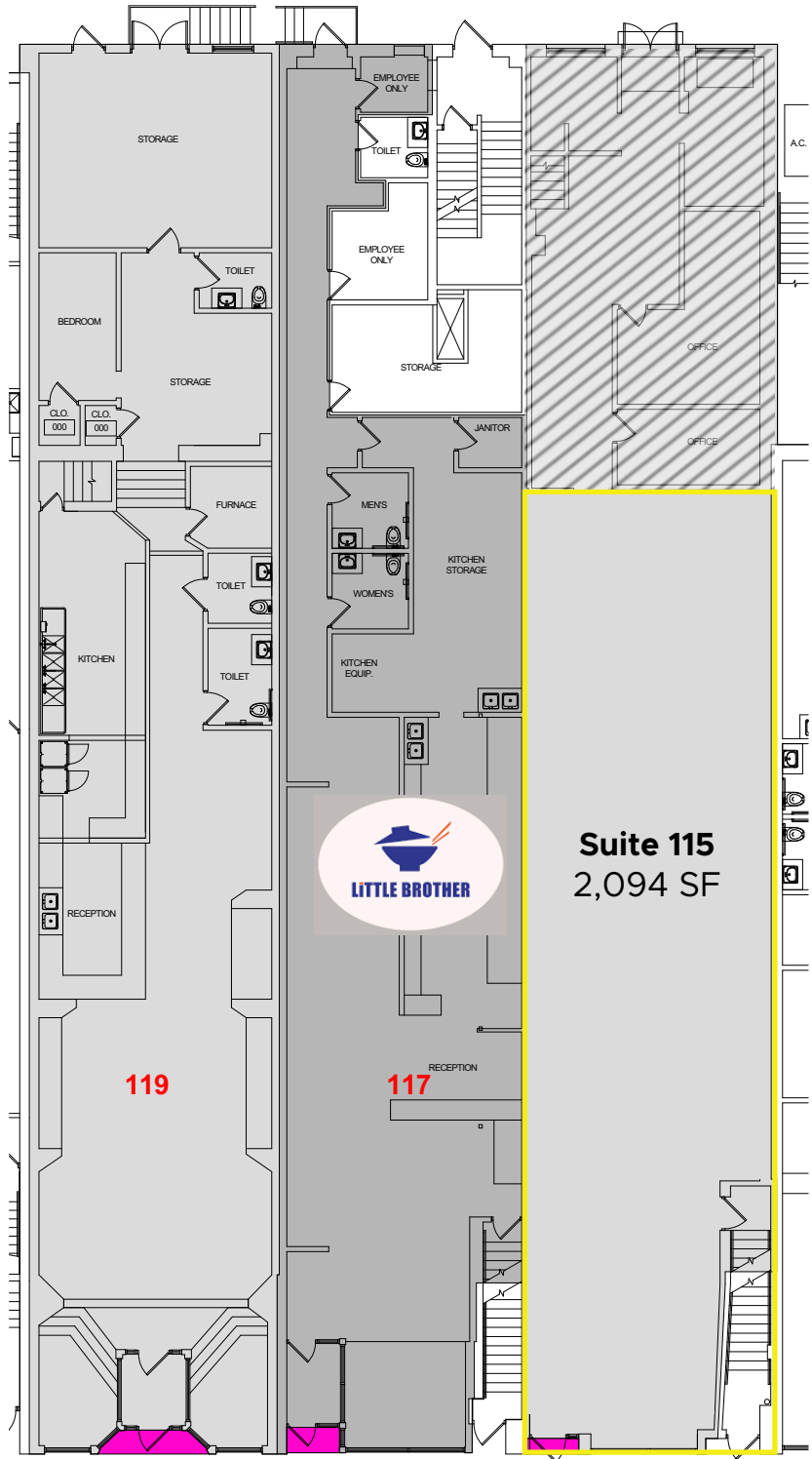
www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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Floor Plan: First Floor



* Additional space available in the basement for storage.



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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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