

# FOR SALE OR LEASE

5936 53rd Avenue S, Fargo, ND 58104

MLS #26-261 & #26-398



## PROPERTY DESCRIPTION:

One of a kind facility in the heart of the metro growth pattern. Three Buildings totaling approximately 25,000 SF on 1.77 AC of prime commercial land that is gated and with over 25,000 SF of pavement. The front building contains approx. 7,500 SF of recently renovated office, retail, and showroom.

|                                      |                   |
|--------------------------------------|-------------------|
| <b>PURCHASE PRICE:</b>               | \$2,750,000       |
| <b>LOT SIZE:</b>                     | 1.77 Acres        |
| <b>2025 CONSOLIDATED TAXES:</b>      | \$31,960.16       |
| <b>2025 SPECIALS INSTALLMENT:</b>    | \$9,008.10        |
| <b>ESTIMATED REMAINING SPECIALS:</b> | \$115,294.29      |
| <b>DRAINS:</b>                       | \$646.96          |
| <b>ZONING:</b>                       | Commercial        |
| <b>PARCEL:</b>                       | 01-8420-00030-000 |

## LEASE RATES:

Front Building: \$12 SF  
• Office/Showroom: 7,500 SF  
• Warehouse: 4,000 SF

Middle Building: \$7.50 SF  
• 3,840 SF

Back Building: \$4 SF  
• 9,600 SF

**ESTIMATED CAM:** \$3 SF

**AVAILABLE SPACE:** 3,800 - 25,000 SF



PROPERTY RESOURCES GROUP

[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

**JUSTIN GUSTOFSON**  
CCIM, SIOR, REALTOR®  
701-499-3875  
[justin@prgcommercial.com](mailto:justin@prgcommercial.com)

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



Front Building: 11,500 SF (125' x 80')

- Approx 3,500 SF of office space (2,000 on 1st story and 1,500 on 2nd story)
- 4,000 SF Retail / Showroom with 17 ft + ceiling heights, AC, Breakroom...
- Powerlift Hydraulic Overhead Door in Showroom
- 4,000 SF heated warehouse with showroom with two 16' OHDs
- Year Built: 1997



PROPERTY RESOURCES GROUP  
www.PropertyResourcesGroup.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

JUSTIN GUSTOFSON  
CCIM, SIOR, REALTOR®  
701-499-3875  
justin@prgcommercial.com



PROPERTY RESOURCES GROUP  
www.PropertyResourcesGroup.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

JUSTIN GUSTOFSON  
CCIM, SIOR, REALTOR®  
701-499-3875  
justin@prgcommercial.com



Middle Building: 3,840 SF (40' x 96')  
 - Insulated, Lined, and heated  
 - One 13' tall x 14' wide OHD  
 - 14' Ceiling Heights  
 - Year Built: 2014



PROPERTY RESOURCES GROUP  
 www.PropertyResourcesGroup.com

JUSTIN GUSTOFSON  
 CCIM, SIOR, REALTOR®  
 701-499-3875  
 justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



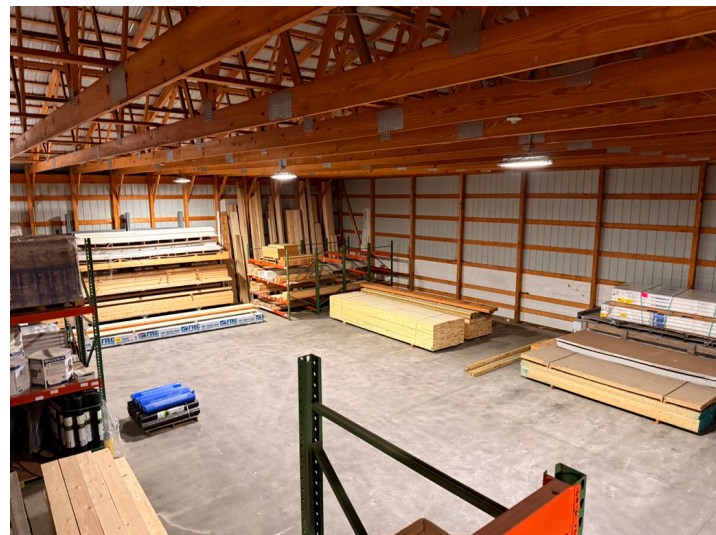
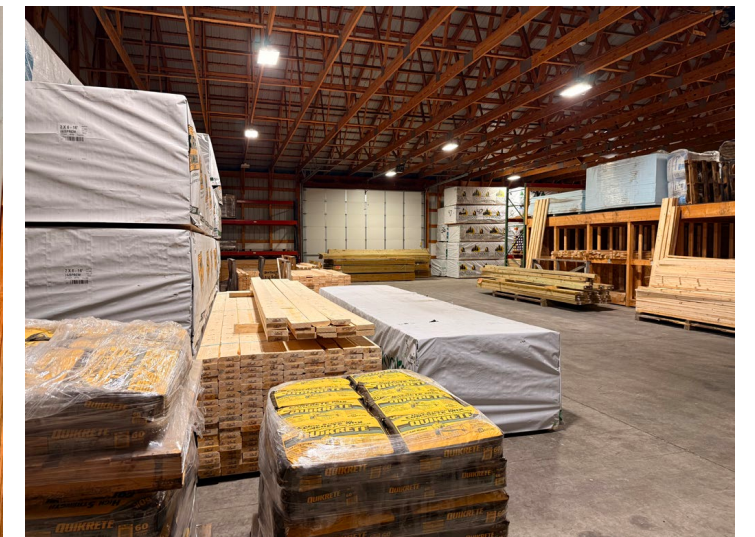
PROPERTY RESOURCES GROUP  
 www.PropertyResourcesGroup.com

JUSTIN GUSTOFSON  
 CCIM, SIOR, REALTOR®  
 701-499-3875  
 justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



Back Building: 9,600 SF (80' x 120')  
 - Cold Storage with electricity and concrete floor.  
 - Three 14' Tall x 16' Wide OHDs  
 - 16' Ceiling Height  
 - Year Built: 2004



Lot: 77,280 SF (200' Wide x 371-421' Deep)  
 - 12+ Retail Concrete parking spaces  
 - Gated back yard primarily concrete  
 - Easily Access for full truck and trailer/freight deliveries  
 - Security Cameras



PROPERTY RESOURCES GROUP  
 www.PropertyResourcesGroup.com

JUSTIN GUSTOFSON  
 CCIM, SIOR, REALTOR®  
 701-499-3875  
 justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



PROPERTY RESOURCES GROUP  
 www.PropertyResourcesGroup.com

JUSTIN GUSTOFSON  
 CCIM, SIOR, REALTOR®  
 701-499-3875  
 justin@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

## Neighboring Businesses



PROPERTY RESOURCES GROUP

[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

JUSTIN GUSTOFSON  
CCIM, SIOR, REALTOR®  
701-499-3875  
[justin@prgcommercial.com](mailto:justin@prgcommercial.com)

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.