

FOR SALE

300 Broadway North, Fargo, ND 58102

MLS #24-549



Property Description: 300 Broadway is an iconic building in downtown Fargo. This is the opportunity to purchase two retail condo's that are fully leased 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. Being a newer building with great tenants, this can be an excellent long-term investment.

**Opportunity Zone tax benefits may apply.*

Purchase Price: \$795,000

Parcels: 01-8397-00010-009

NOI: \$56,197

01-8397-00010-010

01-8397-00010-011

CAP Rate: 7.07%

Building Size: 2,775 SF

Year Built: 2007



PROPERTY RESOURCES GROUP

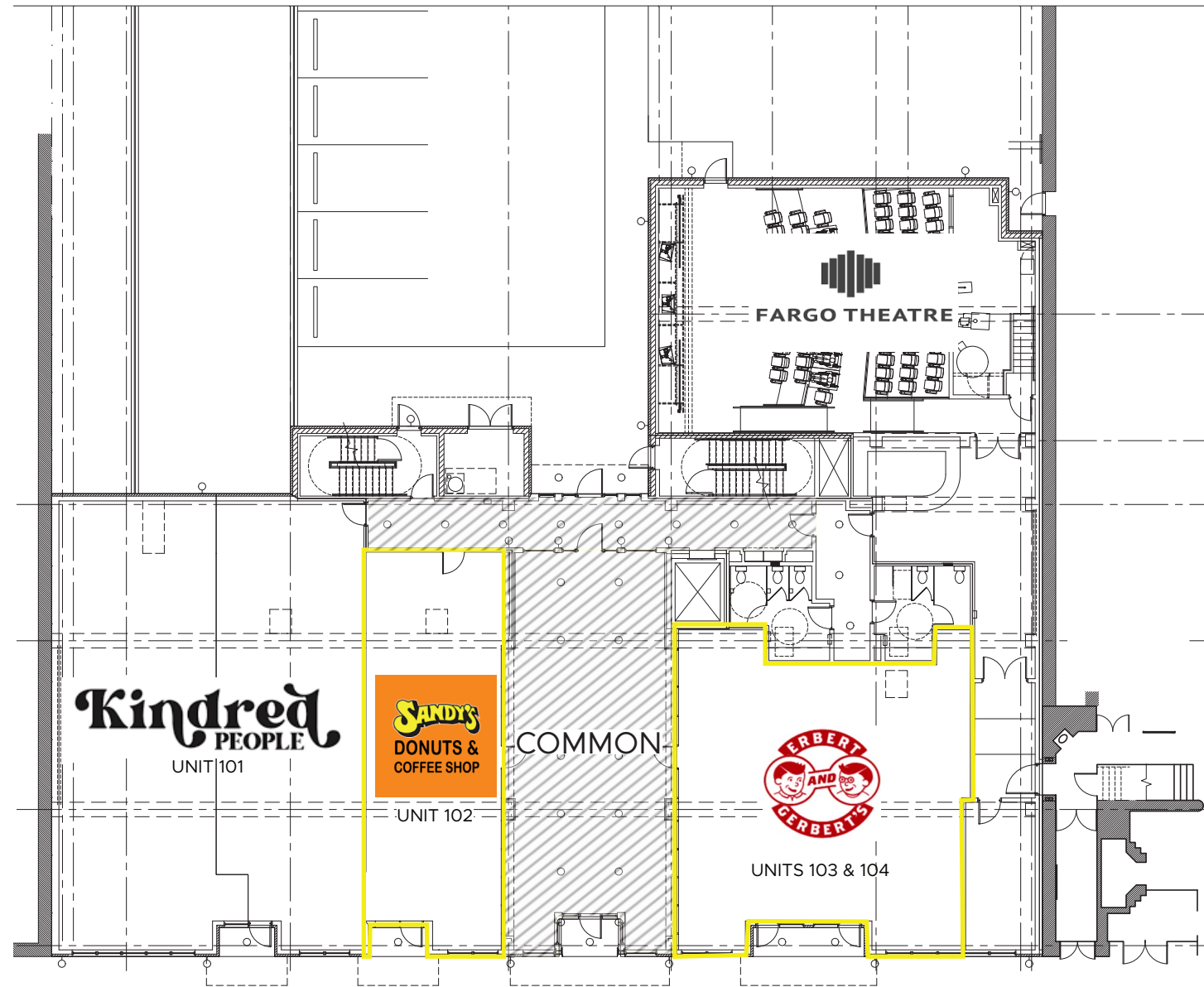
www.PropertyResourcesGroup.com

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

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

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

Floor Plan



Unit Details

ADDRESS	UNIT SIZE
UNIT 102	1,067 SF
UNITS 103 & 104	1,708 SF

Unit 102
Consolidated Taxes: \$4,376.35
2023 Specials Installment: \$417.65
Estimated Specials Balance: \$1,630.69

Total 2023 Taxes
Consolidated Taxes: \$11,396.87
2023 Specials Installment: \$1,084.36
Estimated Specials Balance: \$4,207.93

Units 103 & 104
Consolidated Taxes: \$7,020.52
2023 Specials Installment: \$666.71
Estimated Specials Balance: \$2,577.24

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



MATT OLSON
 CCIM, SIOR, REALTOR®
 701.499.3921
 matt@prgcommercial.com

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

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

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.

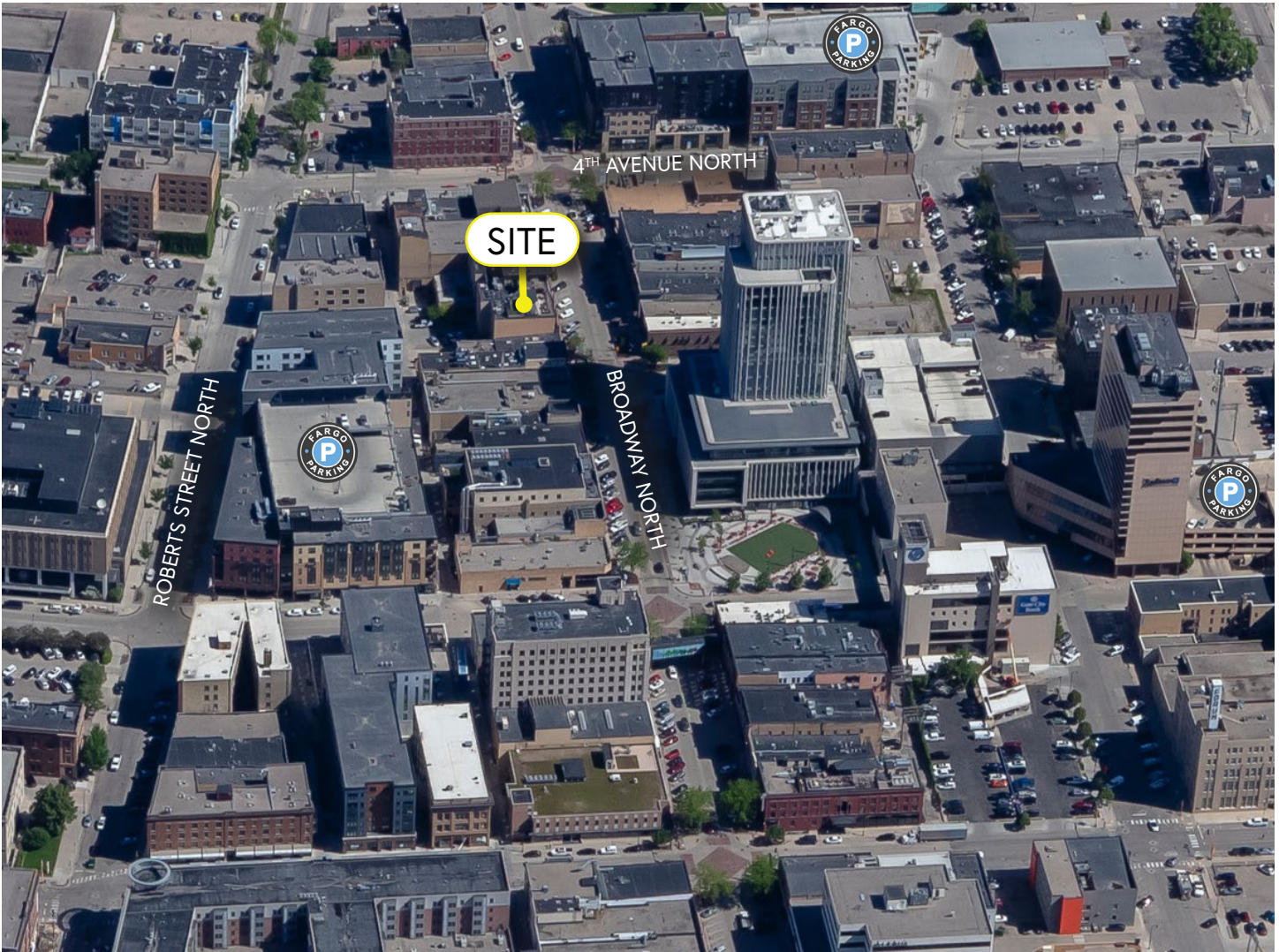


MATT OLSON
 CCIM, SIOR, REALTOR®
 701.499.3921
 matt@prgcommercial.com

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

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

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.



Public Parking
First 2 Hours Free
Free Nights & Weekends



PROPERTY RESOURCES GROUP

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

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

JUSTIN GUSTOFSON
CCIM, 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.