

# FOR SALE

VACANT LAND: \$1,838,420

NORTH LOT: 183,842 SF (+/- SF subject to verification)

# SALE

Brokers Commercial Property is pleased to offer this prime lot of land for sale. Land is zoned industrial use, making it ideal for a wide range of businesses.

The north lot is approximately 183,842 SF (exact SF subject to verification). The lot, situated in a highly desirable area in Fargo, offers ample space for large-scale operations, making it perfect for manufacturing plants, warehouses, or distribution centers. With easy access to transportation routes, your business can take advantage of the thriving commercial and industrial community in the area.

The land is a perfect fit for businesses looking to expand and set up shop in a prime location. In this location you will have the opportunity to be part of a vibrant commercial and industrial community.

This lot offers excellent investment potential, and the potential of significant appreciation in value over time. Whether you are looking to start a new business, expand an existing one, or invest in commercial real estate, this lot offers a unique opportunity that should not be missed.

## IN SECOND ADDITION R SUBDIVISION REPLAT OF LOT 2, BLOCK 1, LARKIN ADDITION CITY OF FARGO, COUNTY, NORTH DAKOTA



50  
50  
LEGEND  
IRON MEASUR  
1/2" ID PIPE  
MEASURED I  
PLAT BEARS  
MEASURED I  
PLAT DISTAN  
PLAT BOUND  
LOT LINE  
UTILITY SCS  
EXISTING LO  
EXISTING LIT  
ACCESS EAK  
TO THE OWN  
BY THIS PLAT  
AREA WITHN  
100 YEAR FL  
8FE + 8.57  
2' CONTOUR L  
2015 FARGO L  
BEARHUS S  
CITY OF FARG  
SYSTEM, DEC  
NOTES  
1. PROPER  
AS DEC  
SHEETS  
JANUAR  
2. ZONE A1  
(NWD) 1

DUSTON  
ENGINEERING, INC.  
Sheet 1 of 1  
11/2/20 0004



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