

INVESTMENT OPPORTUNITY



Check out this incredible investment opportunity located at 855 45th St S, Fargo ND in the Westfield Business Park. This 24,481 SF neighborhood strip center has great parking, easy access, egress and great exposure off of busy 45th Street.

The Westfield properties are a unique combination of cash flowing retail and office buildings that have plenty of upside, combined with three shovel ready commercial lots.

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Discover an incredible investment with this fully managed neighborhood strip mall located at 855 45th St S, Fargo, ND. Boasting an impressive 8.5% cap rate, this property presents a rare opportunity for investors seeking a high-yield, low-maintenance addition to their portfolio.

Prime Location: Situated in a bustling area with excellent visibility, this strip mall attracts consistent foot traffic, ensuring robust tenant performance and stability.

Strong Tenant History: Enjoy peace of mind with a property that has a proven track record of reliable tenants, contributing to consistent rental income.

Fully Managed: Benefit from a hassle-free investment with professional property management in place, taking care of day-to-day operations and maintenance.

Triple Net Lease (NNN): This investment offers the advantage of tenants covering property taxes, insurance, and maintenance, further enhancing your return and reducing your responsibilities.

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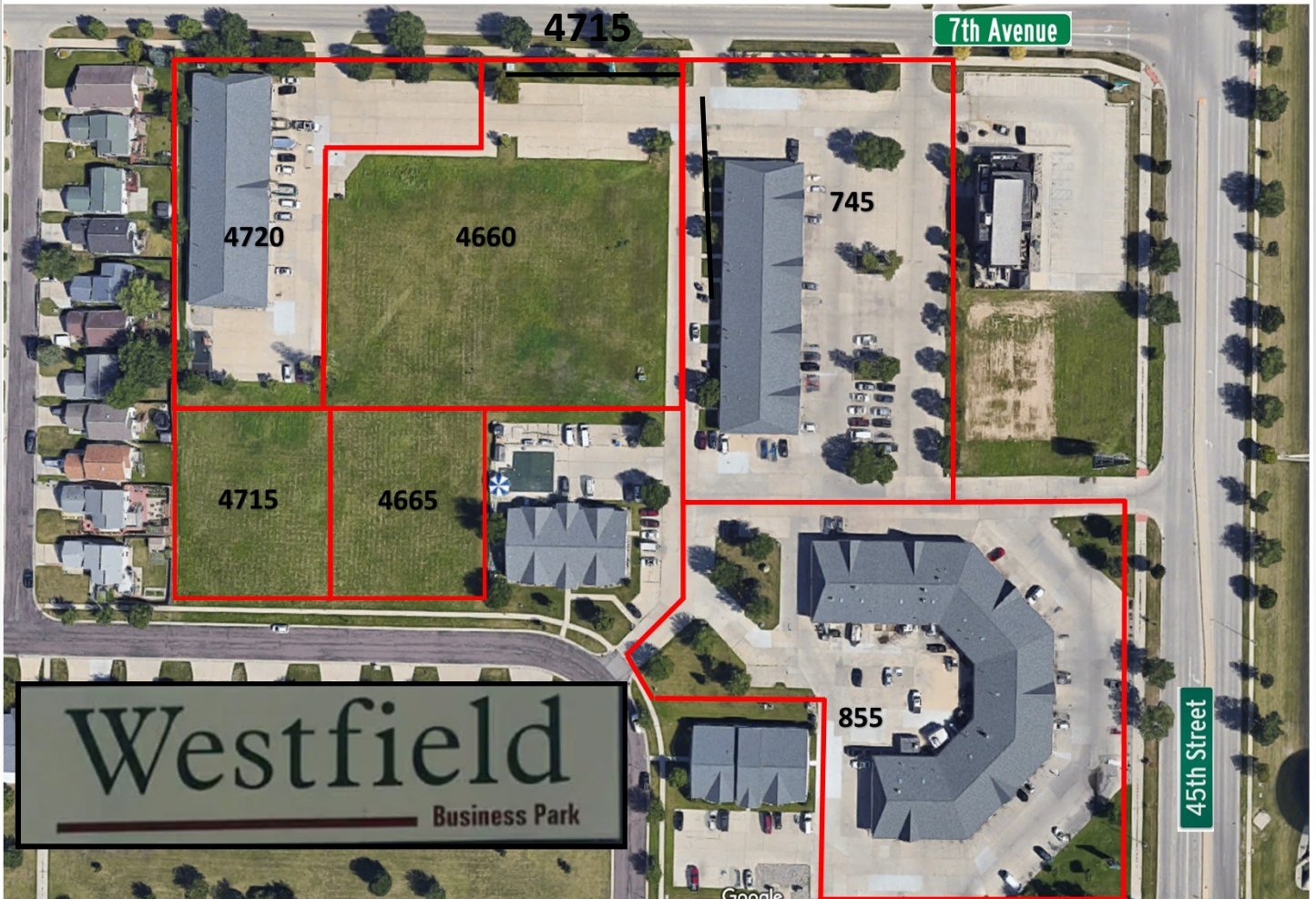
PROPERTY HIGHLIGHTS:

Building SF	24,481	Sale Price:	\$3,150,000
Lot Size:	122,896	Cap Rate:	8.50%
Year Built:	1997	Taxes (2023)	\$45,029.60
Yr Remodeled:	2021	Zoned	Commercial
Parcel ID:	01-3880-01609-000	VPD (45th Street)	17,000—20,000



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Lot	Address	Lot Size	Building Size	Price
4715	4715 8th Ave S	23,581 SF	n/a	\$190,000
4665	4665 8th Ave S	23,911 SF	n/a	\$191,000
4660	4660 7th Ave S	83,265 SF	n/a	\$670,000
4720	4720 7th Ave S	51,690 SF	11,590 SF	\$1,420,000
745	745 45th St S	86,847 SF	13,725 SF	\$1,560,000
855	855 45th St S	122,896 SF	24,481 SF	\$3,150,000

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855 45th St S



745 45th St S



4720 7th Ave S

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855 45th St S, Fargo, North Dakota,

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Total Population

14,639

With growth of 0.77%, the population is expected to reach 15,212 by 2028.

Total Households

7,018

An estimated 10.9% of households live below the poverty level, while 2.6% have incomes over \$200,000.

Bachelors Degree or Higher

27.2%

9.3% have No High School Diploma, 28.1% are High School Graduates and 35.4% have Some College.

Median Disposable Income

\$42,633

Annual household expenditure is \$59,746 per year, with \$2,510 spent eating out, \$7,007 on transport and \$18,224 on retail.

Median Age

32.7

20.0% are under 18, 68.1% 18-64 and 11.9% 65 or older.

Median Home Value

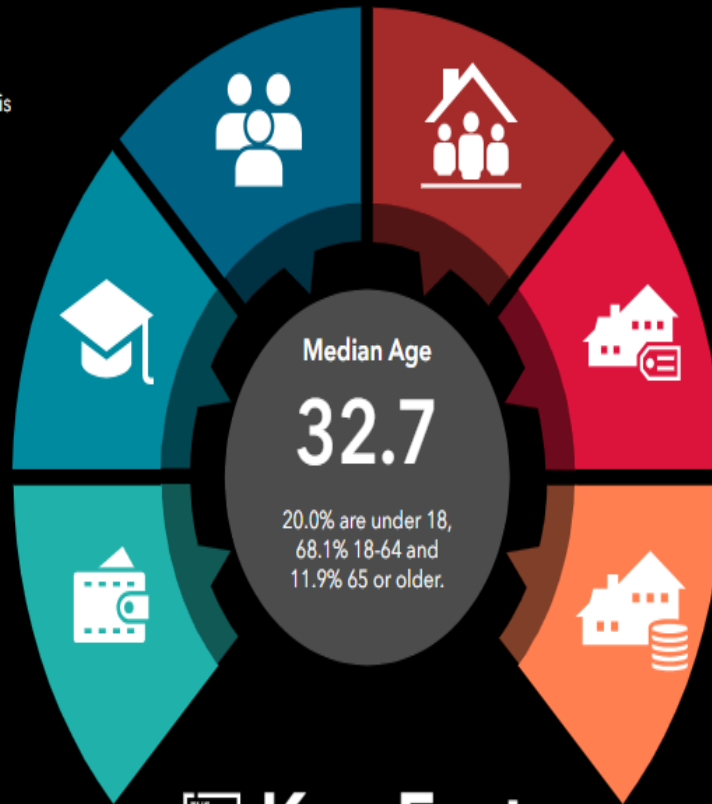
\$203,739

The home ownership rate is 35.2% representing 2,472 housing units, while 4,546 are rented.

Median Household Income

\$51,728

With an average of 2.07 people per household, the per capita income is \$32,315.



Key Facts



Source: Esri forecasts for 2023, U.S. Census Bureau 2017-2021 American Community Survey (ACS) Data

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Site Information

855 45rd St S, Fargo, ND

Age Profile

There are 11,711 people aged over 18. Of the total population 20% are under 18, 69% 18-65 and 11% 65 or older.

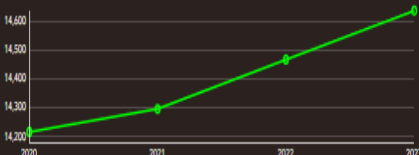
Home Ownership

Renters account for 64.8% homes compared to 35.2% that are owner occupied. A total of 7.8% are vacant.

Population Growth

0.77%, the population is expected to reach 15,212 by 2028. In 2010 the population was N/A.

Total Population Trend (2020-2023)



32.7

Median Age

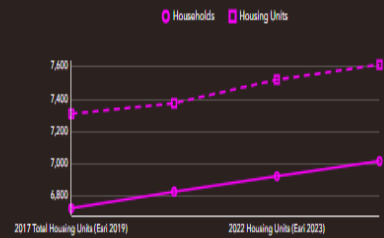
14,639

Total Population

2,472

Owner Occupied

Households and Housing Unit Trend (2020-2023)



Midtown Singles

Dominant Tenancy

\$51,728

Median HH Income

7,018

Total Households

Household Income

Household expenditure is \$59,746 per year, with \$2,510 spent eating out, \$7,007 on transport and \$18,224 on retail.

\$203,739

Median Home Value

Household Growth

7,613 housing units giving a HH to HU ratio of 1.08. In 2010 there were N/A households and 7,064 housing units.

Home Value

24.0% of homes are valued under \$100,000 and 0.7% are valued over \$1,000,000. The median year homes were built is 1991.



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2023 and 2028.

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