

MEDIA PRODUCTIONS BUILDING

3241 UNIVERSITY DRIVE SOUTH, FARGO, ND 58104



EXCELLENT SOUTH FARGO OFFICE BUILDING FOR SALE OR LEASE



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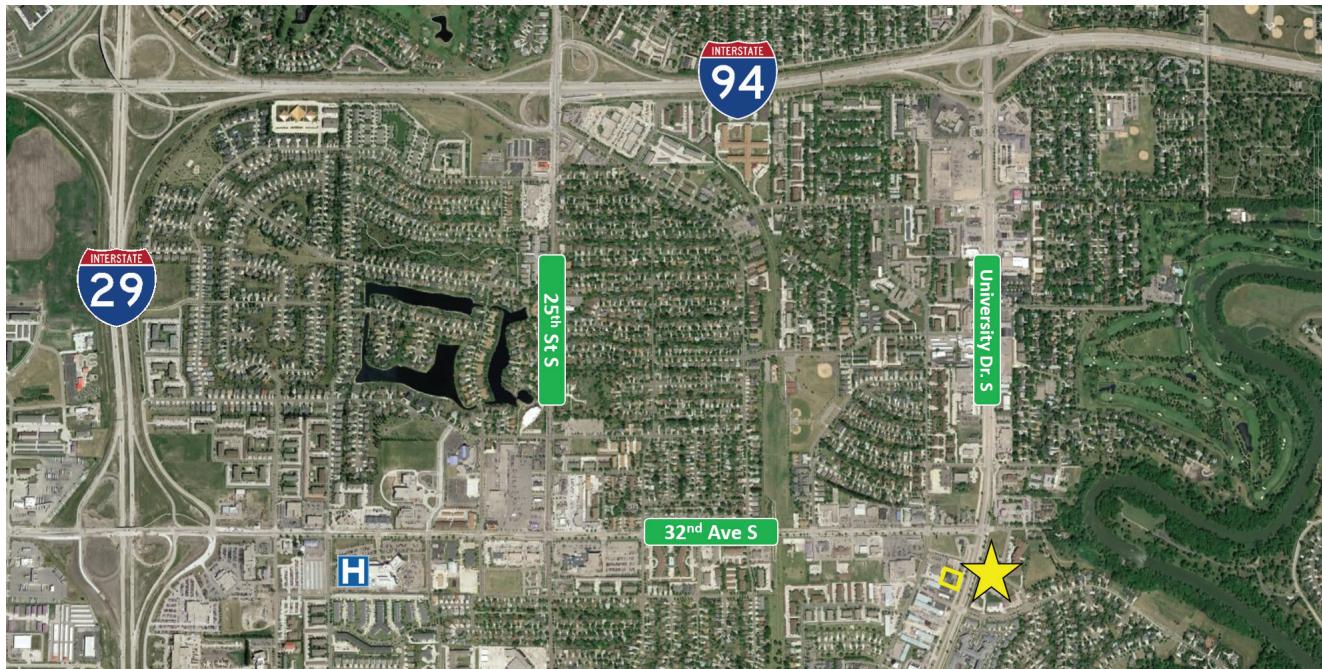


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FOR SALE OR LEASE: Beautifully designed and well maintained office building with a fantastic location in South Fargo! Great for owner-occupier or investor buyers or tenants looking for a great property. This building has over 11,000 SF of space including 3,300 SF of drive-thru garage/shop space that is heated & cooled. A small mezzanine area includes offices and a great view to the open atrium-like area on the 1st floor. The property offers great visibility and accessibility off South University Drive and was recently resided. Rarely do buildings of this size, style and quality become available in the Fargo-Moorhead market!



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Price: \$1,400,000

Lease Rate: \$10.50 PSF
NNN

Year Built: 1977

Size: 11,161 SF
Office Space - 7,838 SF
Drive-in Garage/Shop Space - 3,323 SF

Lot Size: 46,060 SF
1.06 Acres

Parcel Number:
01-2740-00111-000

Legal Description:
Part of lots 5 & 6, Block 1,
Schultz & Williams Addition

Zoning: GC (General Commercial)

Floodplain: No

(2018) Taxes & Specials: \$14,446.79
Specials Remaining: \$1,345.76

Exterior: Steel
Framing: Steel (garage/shop) Wood (office)

Roof: Steel (recently replaced)
Rubber membrane

HVAC: Gas-fired forced air

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Features:

- Beautifully designed and well maintained building
- Great visibility and accessibility off University Drive South
- Heated & cooled garage/shop space with drive-thru access (12.5' ceilings)
- Multiple offices, conference rooms and sound studio
- New steel siding
- Sprinkler system
- Exterior Patio
- Parking on east & west sides

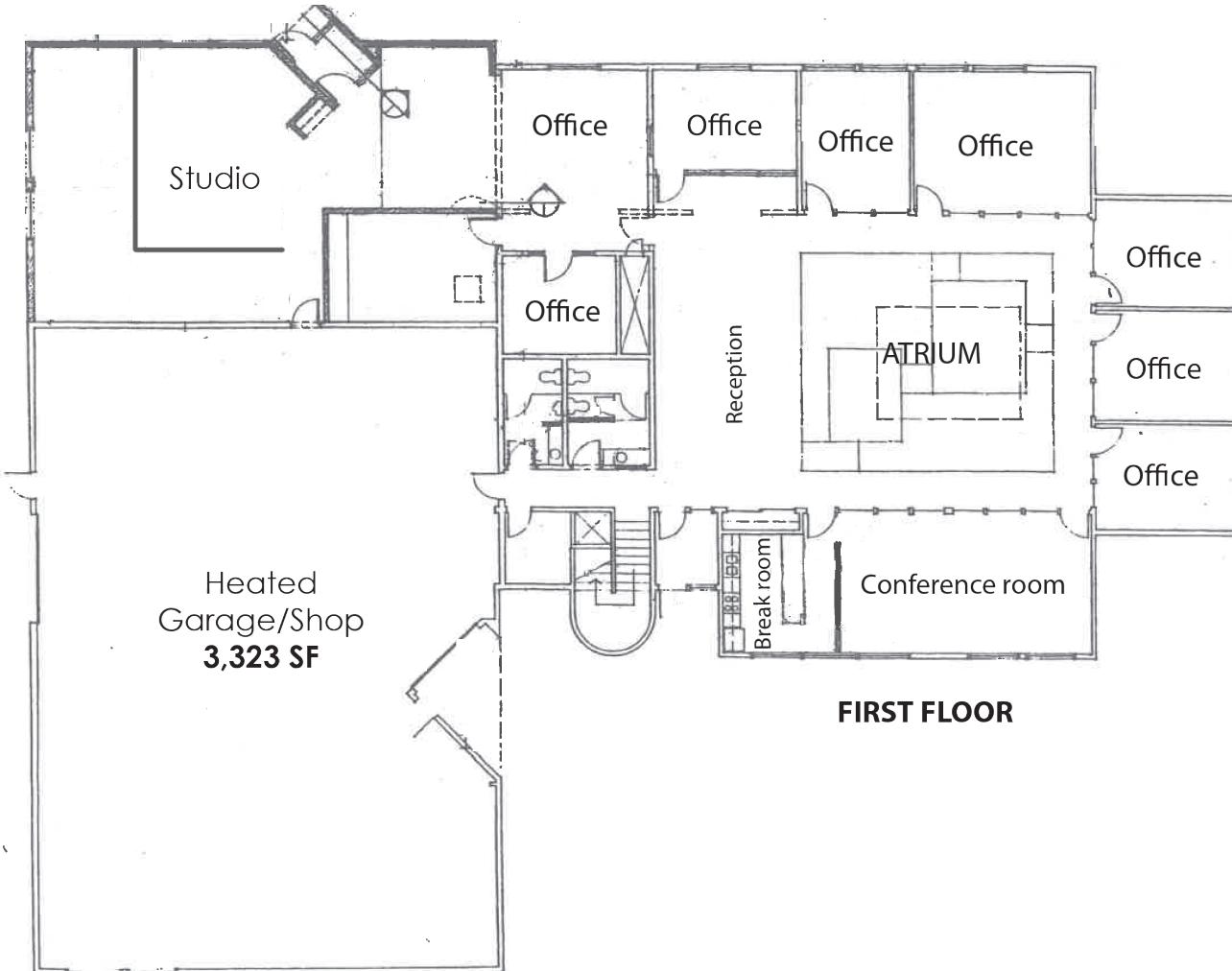
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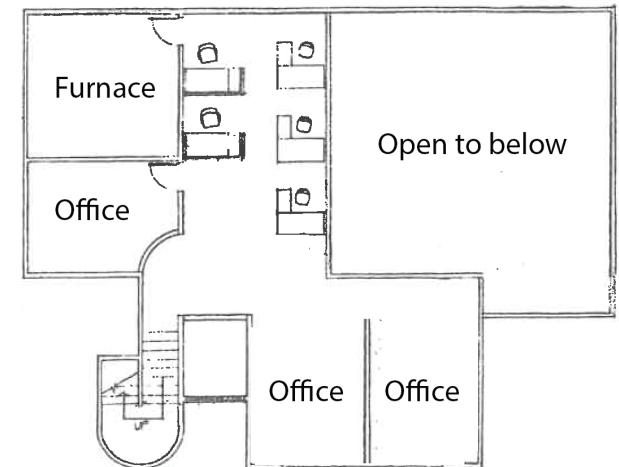
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SECOND FLOOR



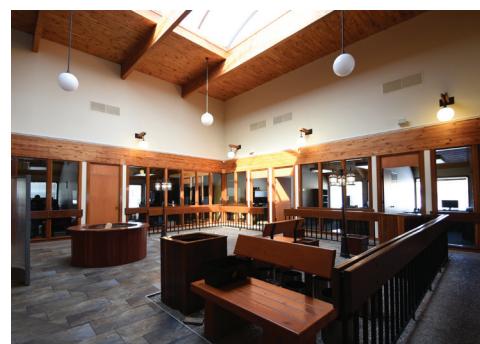
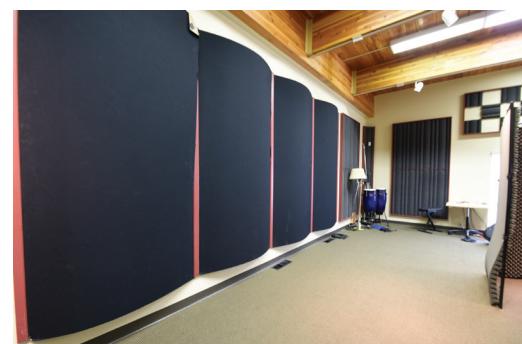
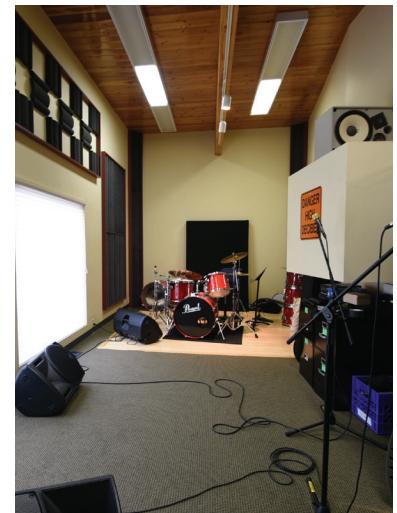
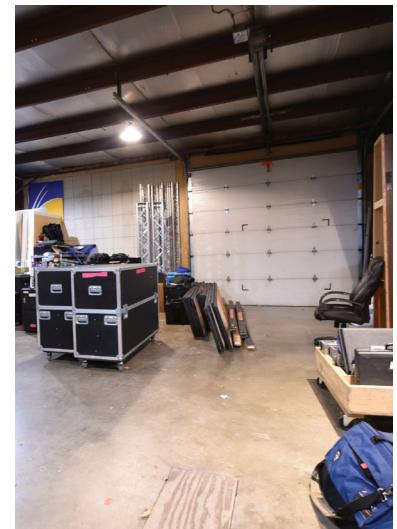
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