

MEDIA PRODUCTIONS BUILDING

3241 UNIVERSITY DRIVE SOUTH, FARGO, ND 58104



EXCELLENT SOUTH FARGO OFFICE BUILDING FOR SALE OR LEASE



1711 Gold Drive South, Suite 130
Fargo, North Dakota 58103
www.goldmarkcommercial.com
commercialinfo@goldmark.com

Andy Westby

701.239.5839

Andy.Westby@goldmark.com



MEDIA PRODUCTIONS BUILDING



3241 UNIVERSITY DRIVE SOUTH, FARGO, ND 58104

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!

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

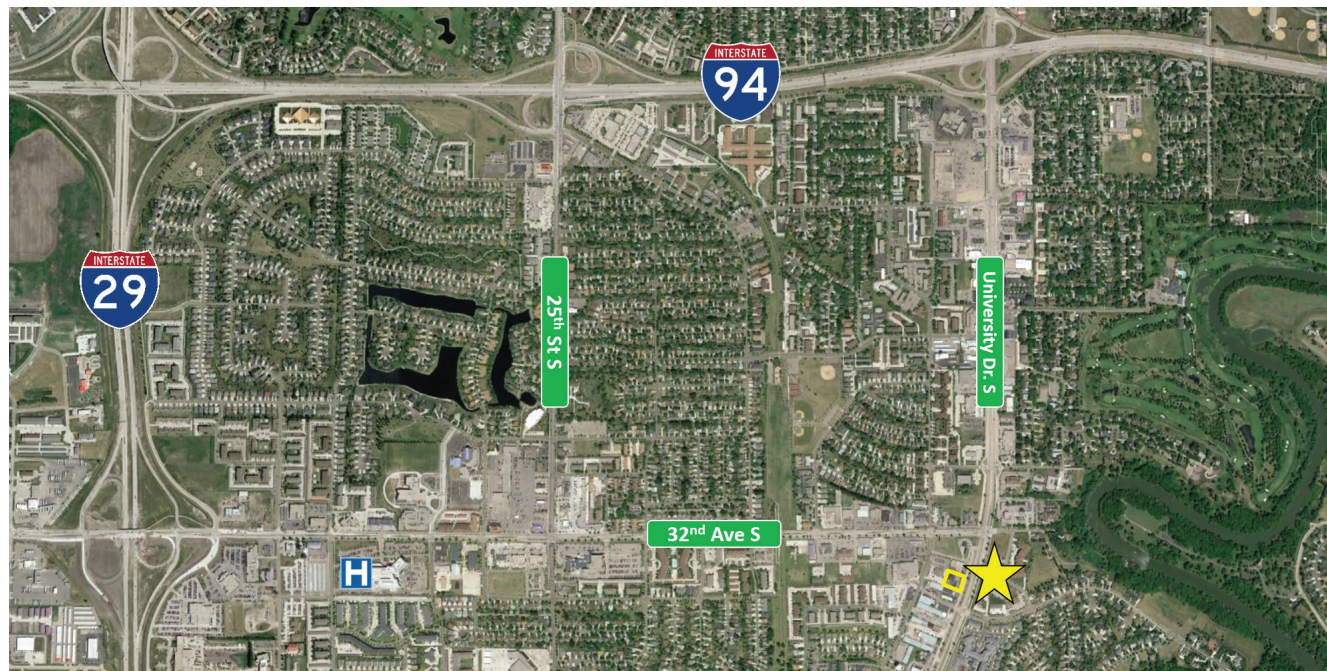
Legal Description:
Part of lots 5 & 6, Block 1,
Schultz & Williams Addition

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



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

Goldmark Commercial 1711 Gold Drive S Fargo, ND 58103 goldmarkcommercial.com

Andy Westby | Commercial Agent | 701.239.5839 | andy.westby@goldmark.com

MEDIA PRODUCTIONS BUILDING

3241 UNIVERSITY DRIVE SOUTH, FARGO, ND 58104



Features:

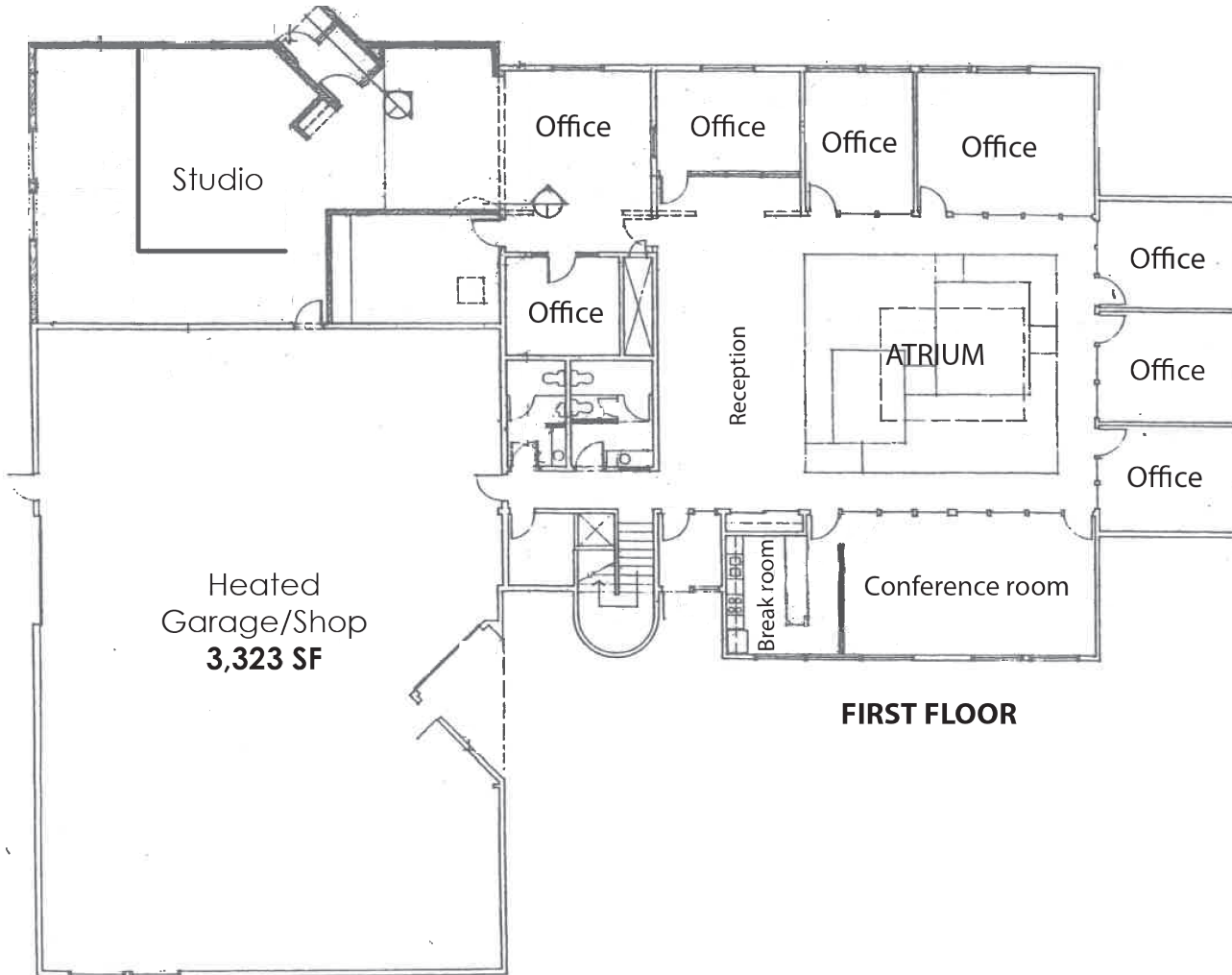
- Beautifully designed and well maintained building
- Great visibility and accessibility off University Drive South
- Heated & cooled garage/shop space with drive-thru access (12.5' ceilings)
- Multiple offices, conference rooms and sound studio
- New steel siding
- Sprinkler system
- Exterior Patio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

Goldmark Commercial 1711 Gold Drive S Fargo, ND 58103 goldmarkcommercial.com

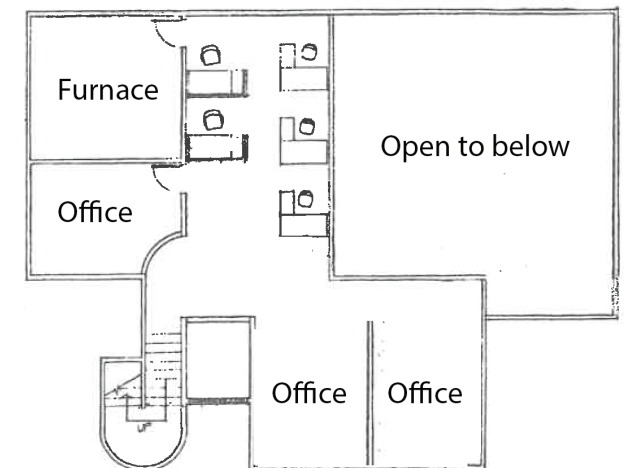
Andy Westby | Commercial Agent | 701.239.5839 | andy.westby@goldmark.com

MEDIA PRODUCTIONS BUILDING

3241 UNIVERSITY DRIVE SOUTH, FARGO, ND 58104



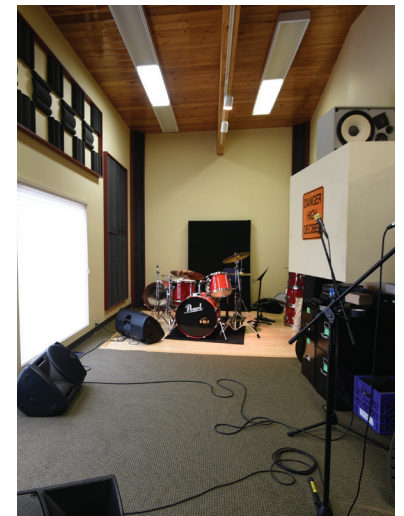
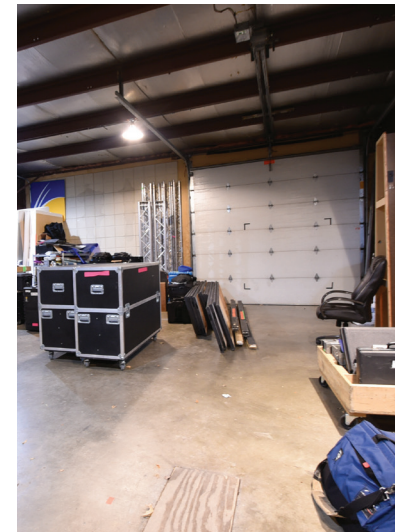
SECOND FLOOR



MEDIA PRODUCTIONS BUILDING



3241 UNIVERSITY DRIVE SOUTH, FARGO, ND 58104



Goldmark Commercial 1711 Gold Drive S Fargo, ND 58103 goldmarkcommercial.com

Andy Westby | Commercial Agent | 701.239.5839 | andy.westby@goldmark.com