

FORMER FARGO BREWING BUILDING

610 UNIVERSITY DRIVE N, FARGO, ND 58102

GOLDMARK
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



RENOVATED MIXED-USE BUILDING FOR SALE OR LEASE

SALE PRICE: \$2,750,000

BUILDING SIZE: 21,087 SF | PARCEL SIZE: 67,528 SF

LEASE RATE: \$9.50 PSF | NNN

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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610 UNIVERSITY DRIVE N, FARGO, ND 58102



SALE PRICE

\$2,750,000

BUILDING SIZE | LOT SIZE

21,087 SF | 67,528 SF

YEAR BUILT

1941 (Complete remodel in 2021)

LEASE RATE

\$9.50 PSF | NNN

ZONING

General Commercial (GC)

FLOOD PLAIN

No

2023 TAXES & SPECIALS

\$18,530.72

SPECIALS BALANCE

\$9,443.09 | \$0.14 PSF

PARCEL NUMBER

01-2340-00020-000

PROPERTY DESCRIPTION:

Discover the Fargo Brewing Building—a unique opportunity to own a piece of history in the heart of downtown Fargo. This beautifully renovated historic building blends classic charm with modern upgrades, featuring \$1.5 million in renovations completed in 2021.

Positioned for prime visibility just off University Drive, a major arterial road, this location offers unparalleled access to both downtown Fargo and North Dakota State University. With high foot traffic and a vibrant neighborhood atmosphere, the Fargo Brewing Building is ideal for businesses seeking a one-of-a-kind space in a thriving community.

HIGHLIGHTS:

- Great visibility
- Hard corner
- Complete remodel in 2021

*Owner/Licensed Broker

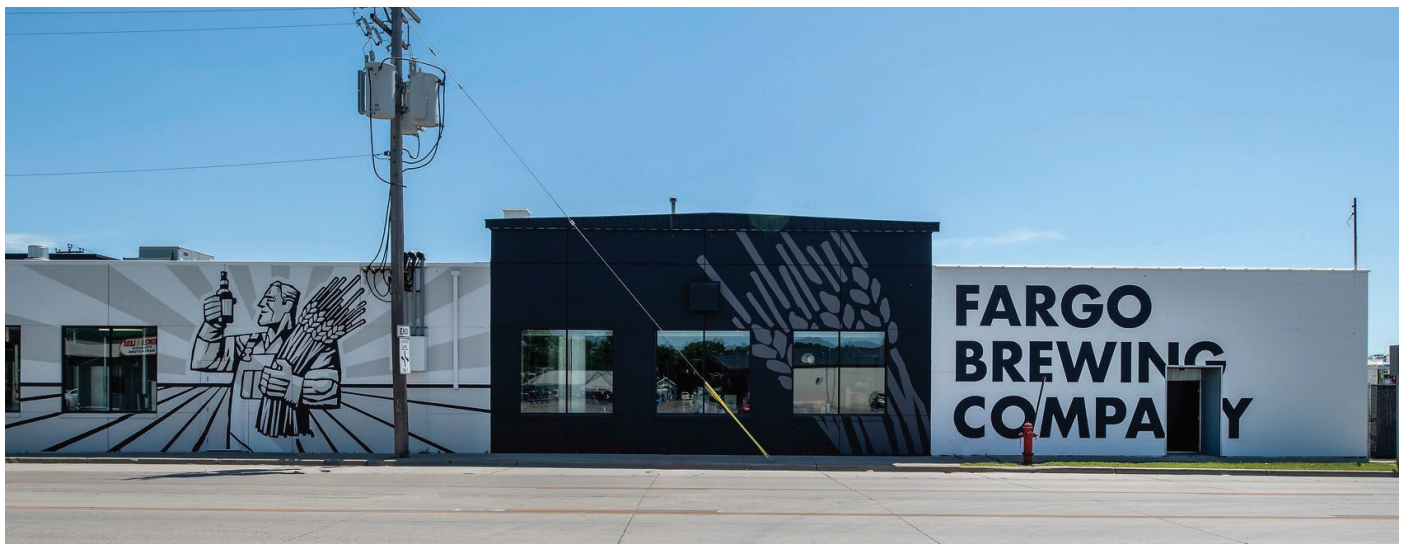
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BUILDING UPGRADES: full renovation in 2021, including \$1.5 million in upgrades

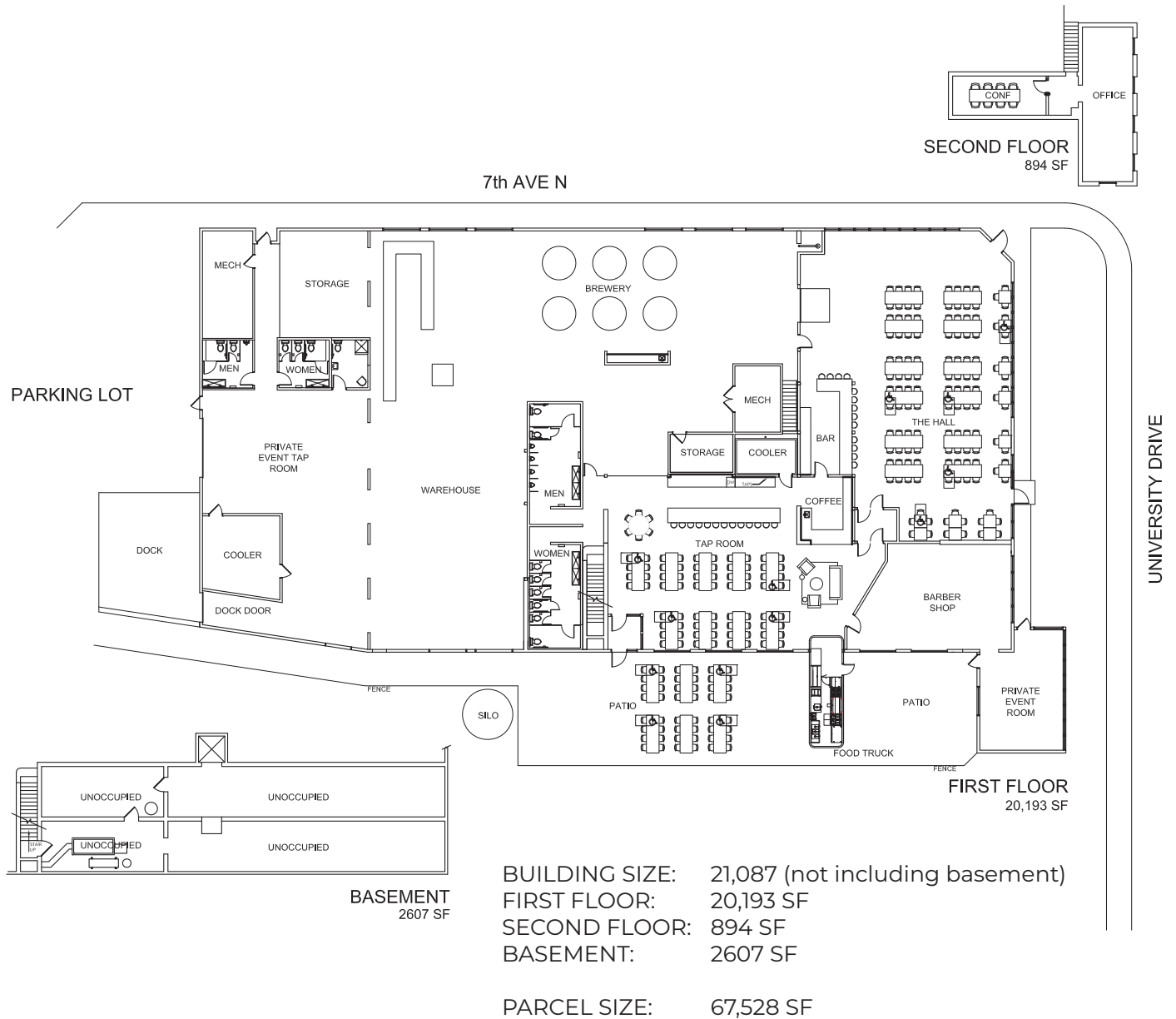
- Asphalt parking lot and storm sewer
- 6" Water Main
- Concrete sidewalks and stoops
- 6" split face retaining wall
- Landscaping and Irrigation System
- 4 Overhead Doors
- 6 Aluminum exterior doors
- New windows throughout
- New bathrooms
- Interior fit-up per photos
- Perimeter Fence
- Exterior Paint
- Fire Suppression system
- Tankless water heaters
- Boiler
- 4 Rooftop Air Handling Units
- 2 Mini-splits
- Lights, outlets and switches
- Environmental Remediation - Diesel tank and contaminated soils removal, asbestos abatement



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PHOTOS



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1-MILE RADIUS

KEY FACTS

20,274

Population

25.9

Median Age



1.9

Average Household Size

\$40,410

Median Household Income

BUSINESS



1,494

Total Businesses



32,074

Total Employees

INCOME



\$40,410

Median Household Income



\$28,289

Per Capita Income



\$13,395

Median Net Worth

EDUCATION

5.7%

No High School Diploma



20.1%

High School Graduate



33.0%

Some College/ Associate's Degree



41.3%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

56.2%

23.3%

20.5%

3.3%

Unemployment Rate

2024 Households by income (Esri)

The largest group: <\$15,000 (21.5%)

The smallest group: \$150,000 - \$199,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	21.5%	+12.4%	
\$15,000 - \$24,999	12.2%	+6.2%	
\$25,000 - \$34,999	10.7%	+4.5%	
\$35,000 - \$49,999	12.8%	+1.1%	
\$50,000 - \$74,999	16.9%	-2.4%	
\$75,000 - \$99,999	11.6%	-1.5%	
\$100,000 - \$149,999	6.1%	-9.1%	
\$150,000 - \$199,999	3.9%	-3.9%	
\$200,000+	4.3%	-7.3%	

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS

87,591

Population

32.5

Median Age



2.0

Average Household Size

\$55,658

Median Household Income

BUSINESS



4,576

Total Businesses



86,670

Total Employees

INCOME



\$55,658

Median Household Income



\$34,951

Per Capita Income



\$64,273

Median Net Worth

EDUCATION

5.0%

No High School Diploma



22.6%

High School Graduate



33.8%

Some College/ Associate's Degree



38.6%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

58.0%

22.7%

19.3%

2.6%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.9%)

The smallest group: \$150,000 - \$199,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	13.6%	+4.5%	
\$15,000 - \$24,999	8.5%	+2.5%	
\$25,000 - \$34,999	8.1%	+1.9%	
\$35,000 - \$49,999	13.6%	+1.9%	
\$50,000 - \$74,999	19.9%	+0.6%	
\$75,000 - \$99,999	13.9%	+0.8%	
\$100,000 - \$149,999	11.7%	-3.5%	
\$150,000 - \$199,999	5.0%	-2.8%	
\$200,000+	5.6%	-6.0%	

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS

169,492

Population

33.3

Median Age



2.2

Average Household Size

\$61,712

Median Household Income

BUSINESS



7,786

Total Businesses



136,746

Total Employees

INCOME



\$61,712

Median Household Income



\$38,120

Per Capita Income



\$81,861

Median Net Worth

EDUCATION

5.0%

No High School Diploma



21.4%

High School Graduate



33.8%

Some College/ Associate's Degree



39.7%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

61.1%

21.0%

17.9%

2.4%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.7%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	11.4%	+2.3%	
\$15,000 - \$24,999	7.7%	+1.7%	
\$25,000 - \$34,999	7.1%	+0.9%	
\$35,000 - \$49,999	12.6%	+0.9%	
\$50,000 - \$74,999	19.7%	+0.4%	
\$75,000 - \$99,999	14.5%	+1.4%	
\$100,000 - \$149,999	13.6%	-1.6%	
\$150,000 - \$199,999	6.1%	-1.7%	
\$200,000+	7.3%	-4.3%	

Bars show deviation from Cass County

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ABOUT FARGO:

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate. With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US