

FOR SALE OR LEASE

64 4th Street N, Fargo, ND 58102

MLS #24-376 & 24-377



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

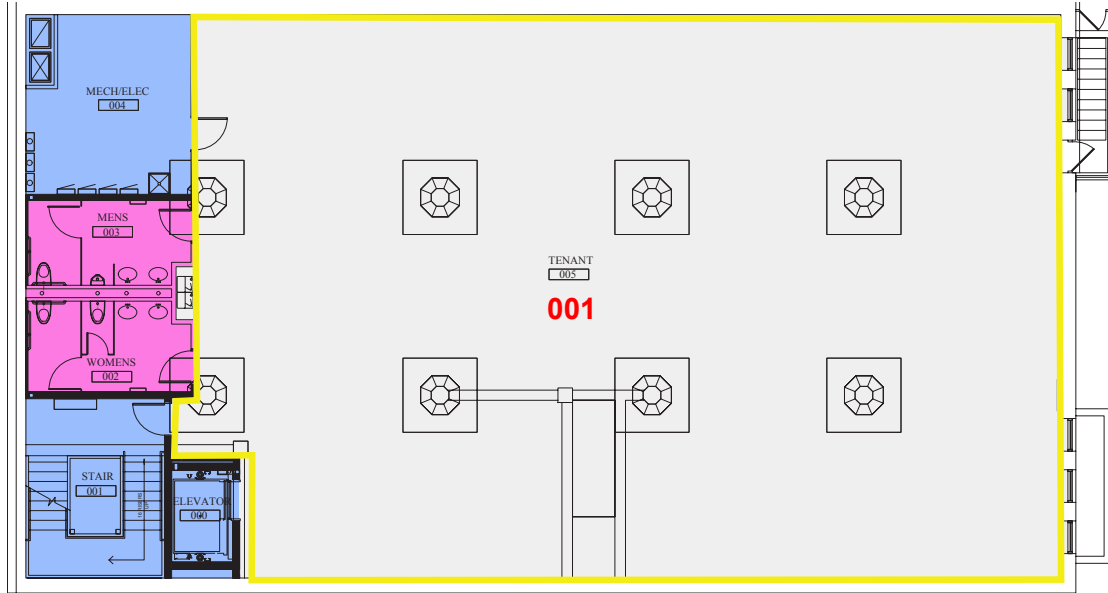
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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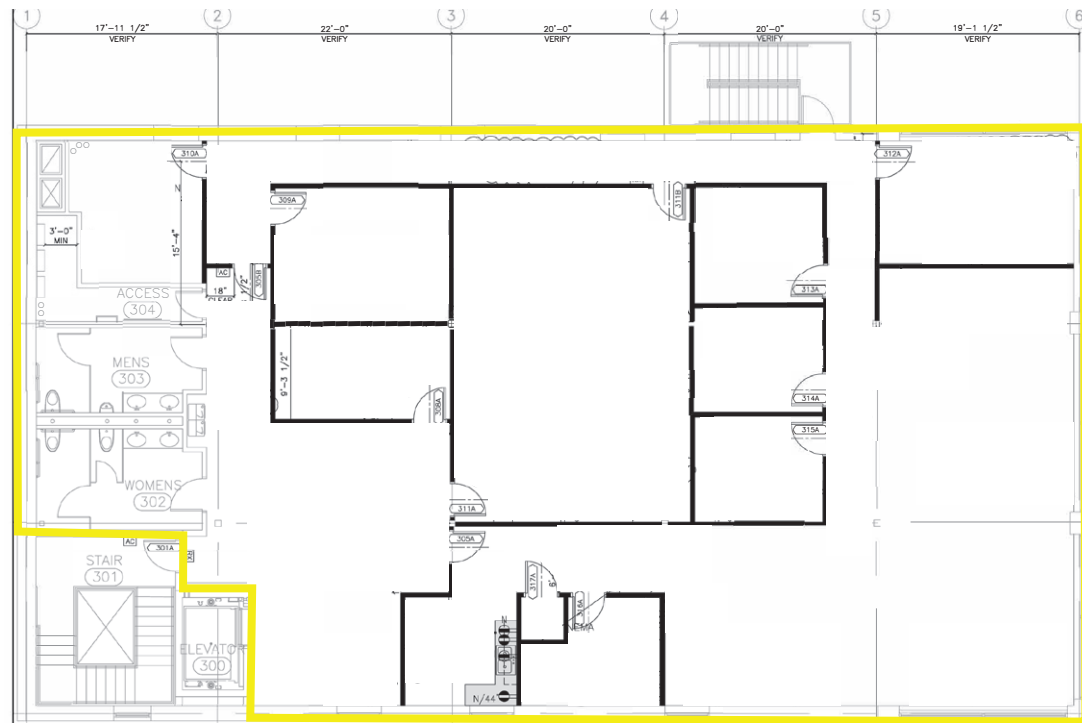
MATT OLSON
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Floor Plan: Lower Level



Floor Plan: Third Floor



Unit Details

Space	Rental Rate	Size	Status
Lower Level	\$10.00 SF	4,967 SF	Available for Lease
Third Floor	\$17.00 SF	5,350 SF	Available for Lease



Property Description:

The Loudon Building is now available for sale or lease in downtown Fargo. Full of natural light, exposed wood, original brick, Loudon is a beautifully revitalized historic property. Botanical Brothers occupies the first floor and the 2nd and 3rd floors are fit up as office space. This includes the parking lot to the west with 32 parking spots.

**Opportunity Zone tax benefits may apply.*

Year Built:	1916
Building Size:	20,210 SF
Parcels:	01-1520-00241-000 01-1520-00311-000
2023 Consolidated Taxes:	\$34,500.50
2023 Specials Installment:	\$2,389.48
Estimated Specials Balance:	\$10,032.36

Purchase Price:	\$3,400,000
Lease Rate:	Lower Level \$10.00 SF 4,967 SF Third Floor \$17.00 SF 5,350 SF
CAM:	\$4.00 SF
Taxes:	Included in CAM
Snow Removal:	Included in CAM
Heat:	Included in CAM
SWG:	Included in CAM
Phone/Internet:	Paid by Tenant
Janitorial:	Paid by Tenant



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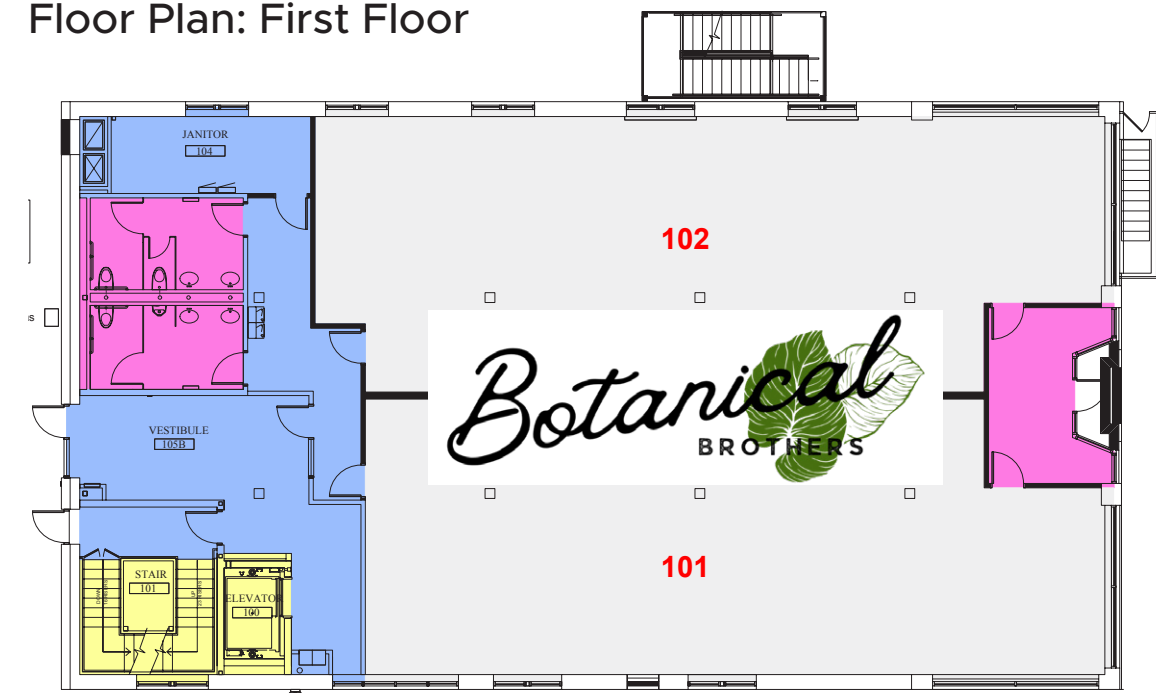
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Floor Plan: First Floor



KEY METRO DEMOGRAPHICS

- 263,000 metro-area residents
- 17.5% population growth in 10 years
- 23,000 new jobs in 10 years
- 2.4% unemployment rate
- 31% Fargo residents aged 18-34
- 30,000 college students attending area universities
- 65% young adults from the area who stay in Fargo-Moorhead for work
- 43% people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

- 5,000 new residents in the metro area per year
- 35% annual income increase for renters in 10 years
- 2X number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000 multifamily units across the metro area
- 2,700 market-rate units in the downtown core
- 1,400 new multifamily units added to the metro area per year
- 200 new multifamily units in core neighborhoods per year
- \$1 BILLION average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

- 4,100 people living downtown
- 47% family households
- 31 average age
- 49% female residents
- 51% male residents
- 50% household with pets
- 5,000 new residents by 2032

Sources:
 Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOC, July 2023
 North Dakota Job Service
 Building Industry Association of the Red River Valley
 U.S. Census Bureau

Floor Plan: Second Floor



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Public Parking
First 2 Hours Free
Free Nights & Weekends



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