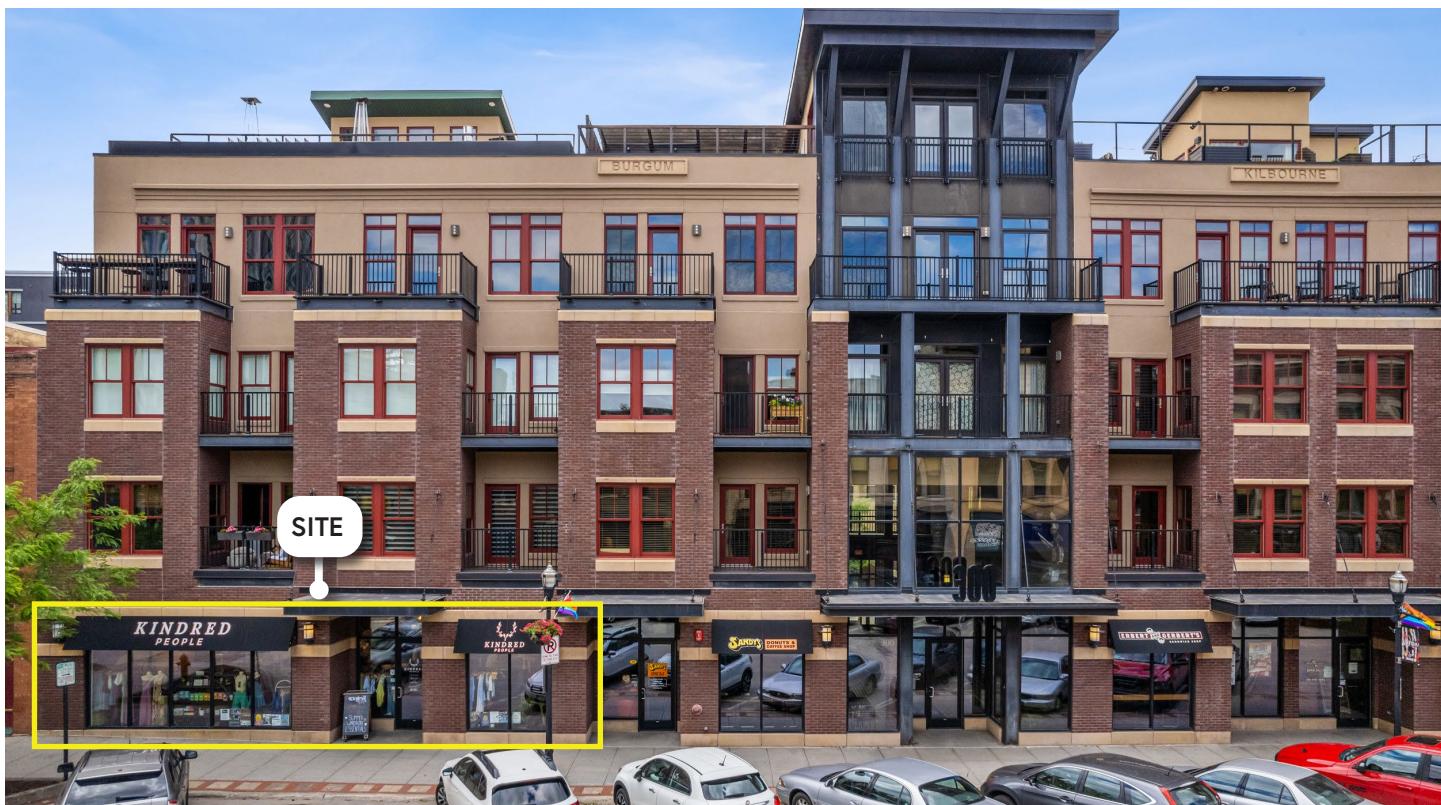


FOR SALE OR LEASE

300 Broadway North, Unit 101, Fargo, ND 58102

MLS #25-221 & #26-64



Property Description:

300 Broadway is an iconic building in downtown Fargo. This is the opportunity to own or lease a retail condo that is in the heart of this vibrant district. With excellent walking and biking scores the tenants are sure to have a plenty of traffic for a successful business.

**Opportunity Zone tax benefits may apply.*

FOR SALE

Purchase Price: \$684,500

2025 Consolidated Taxes: \$8,873.83

2025 Specials Installment: \$936.67

Estimated Specials Balance: \$3,812.85

FOR LEASE

Lease Rate: \$20 SF

Estimated CAM: \$8 SF

Year Built:
2007

Available Space:
2,738 SF

Parcel:
01-8397-00010-008

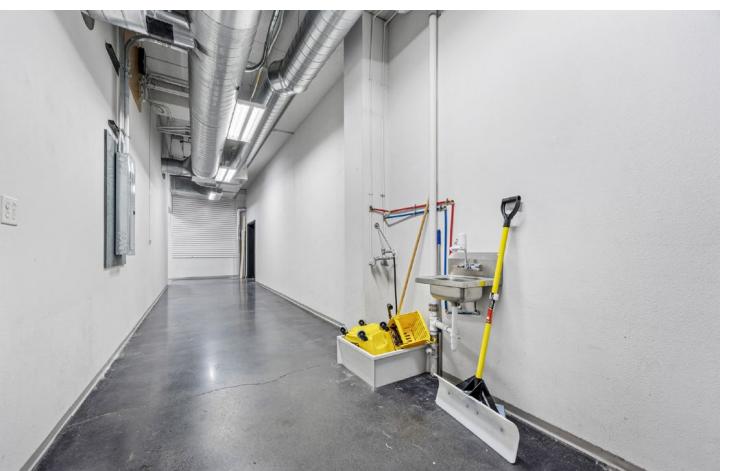
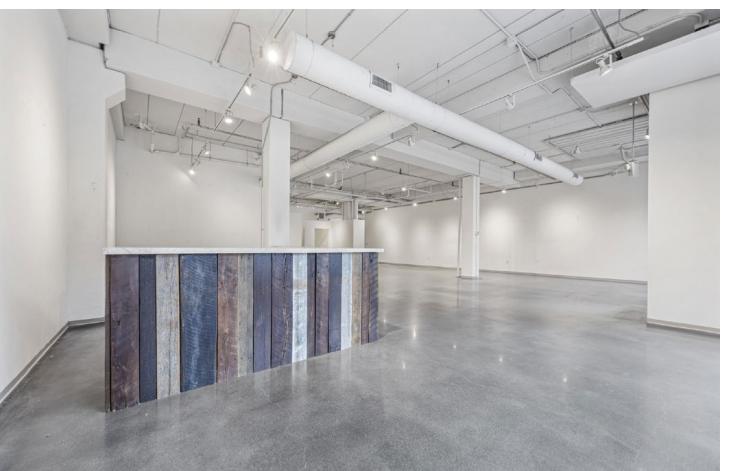
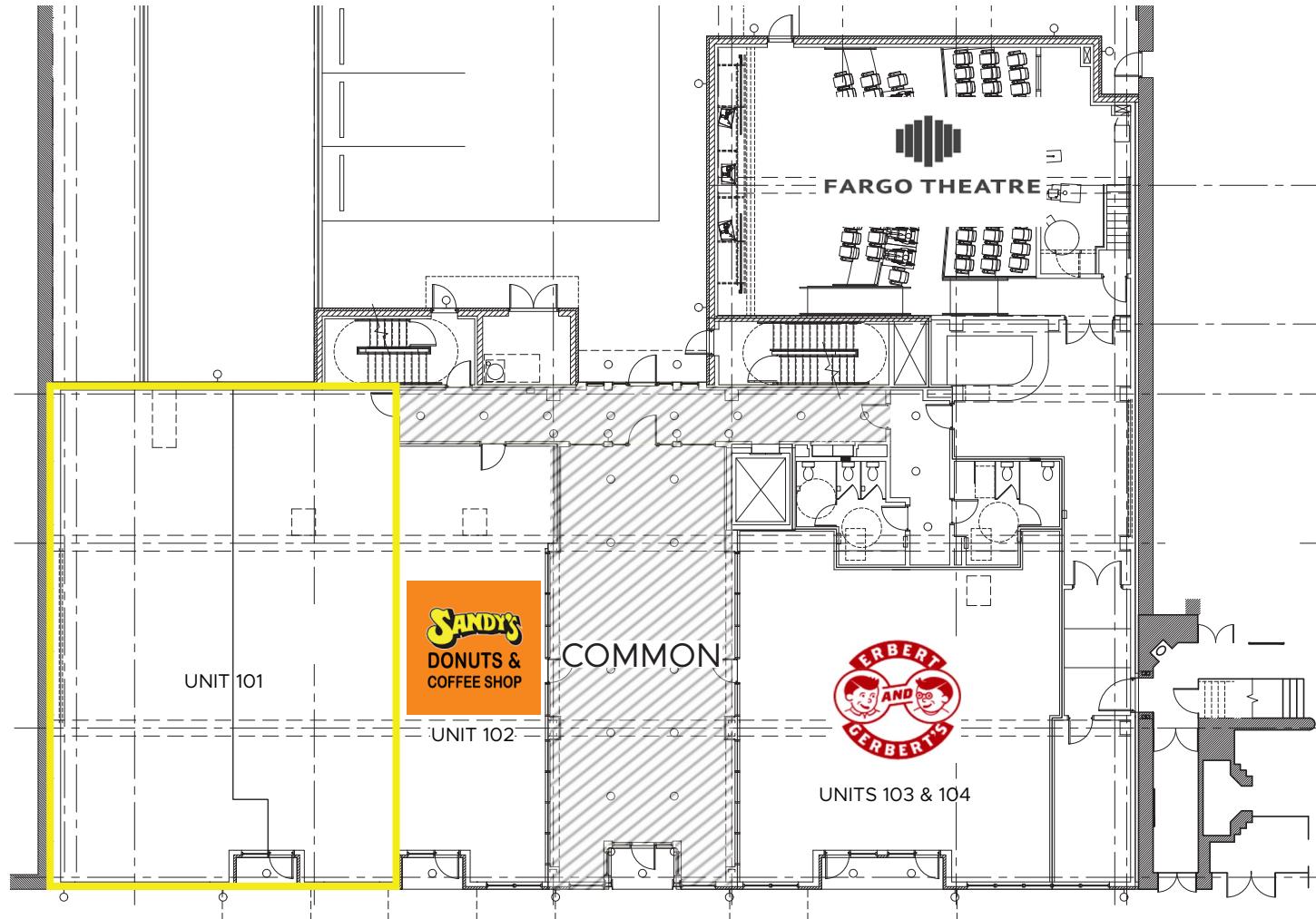


www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

Floor Plan



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

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

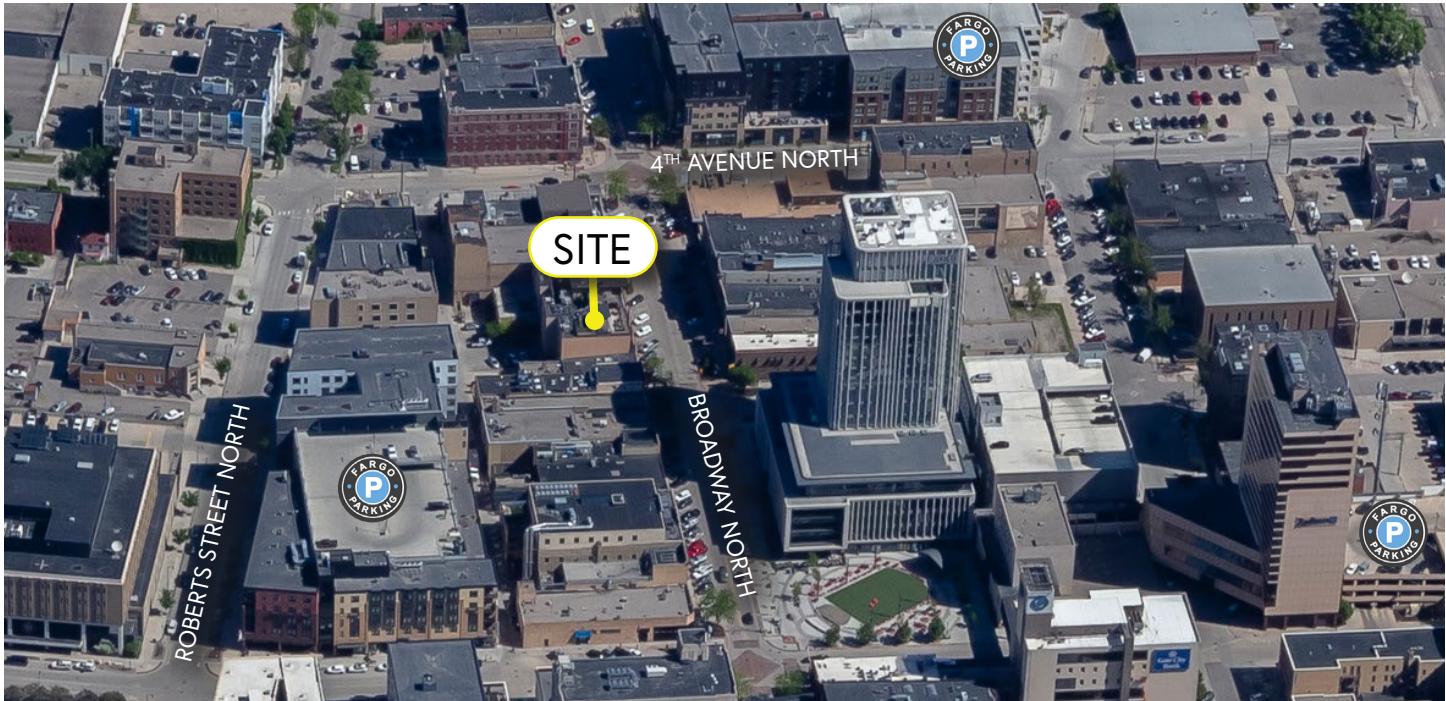
MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com



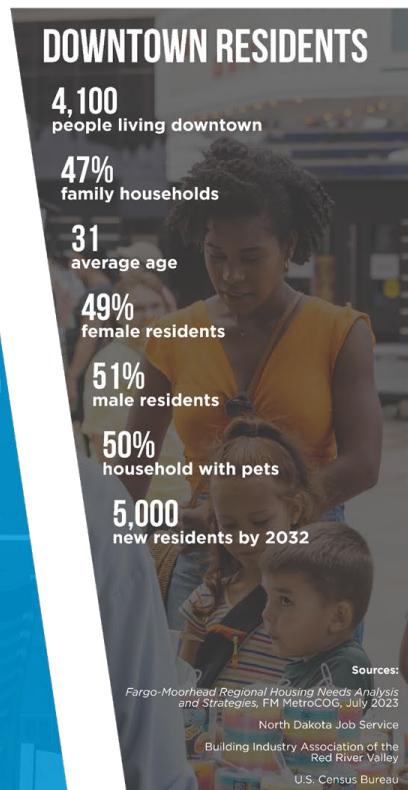
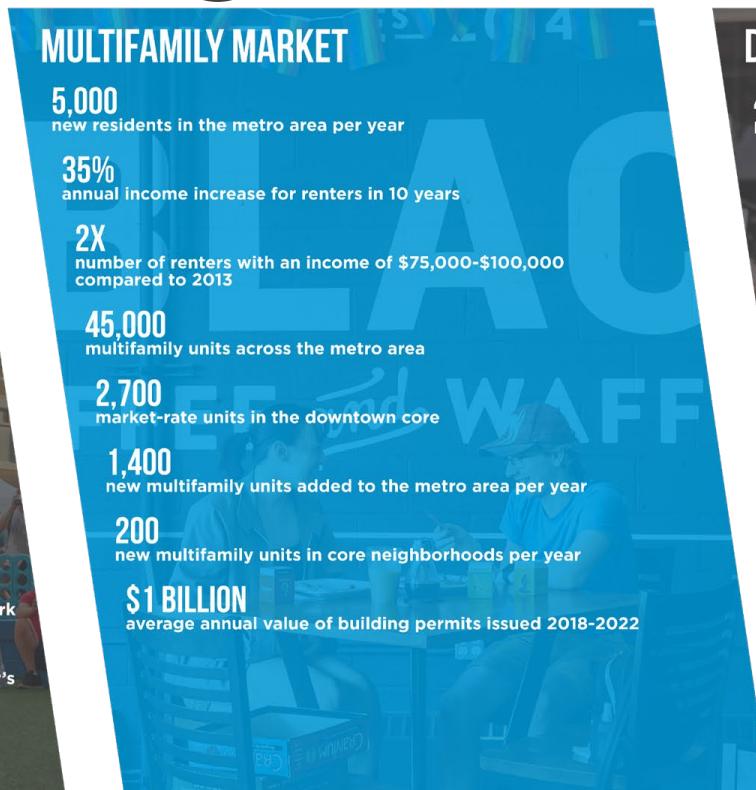
www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com



Public Parking
First 2 Hours Free
Free Nights & Weekends



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

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com