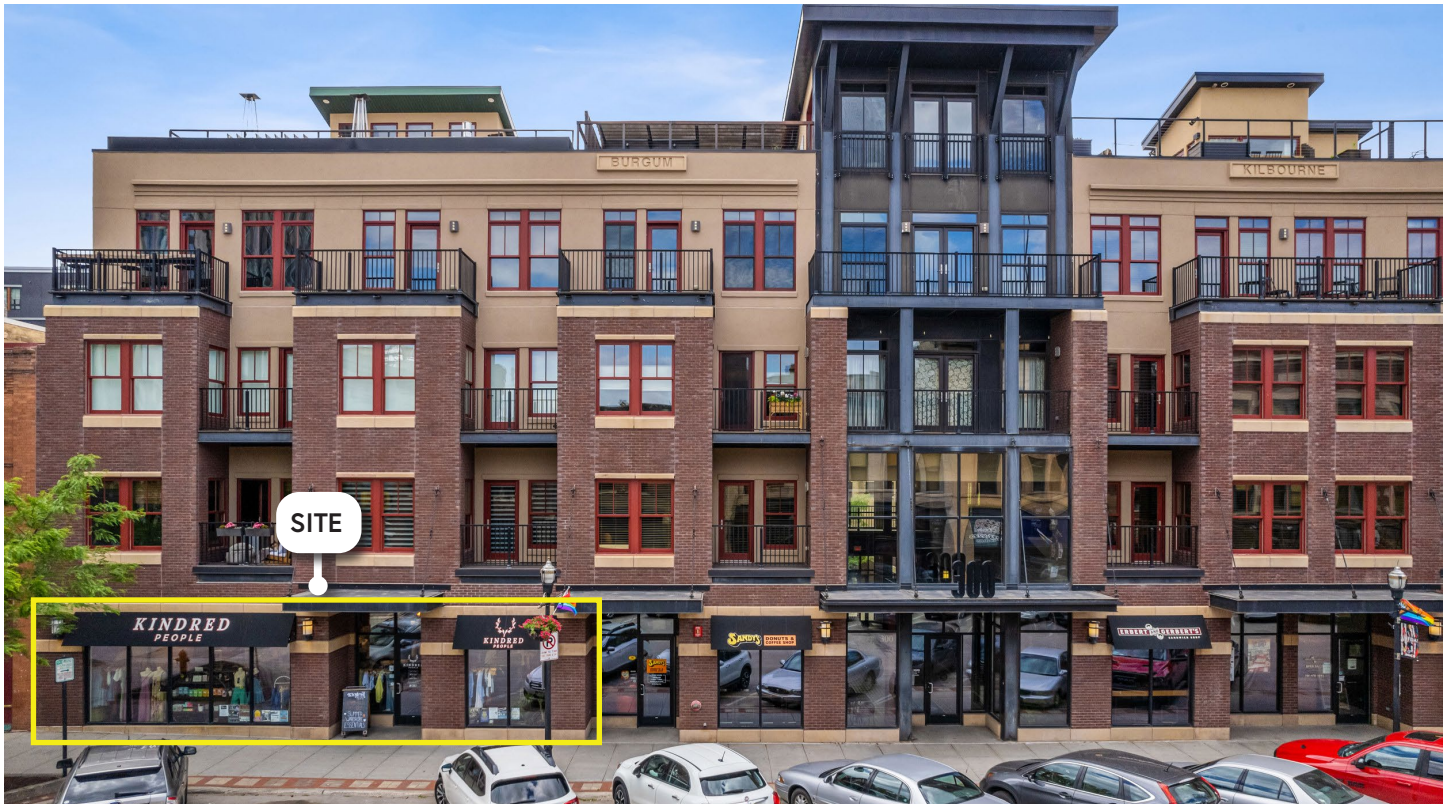


FOR SALE OR LEASE

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



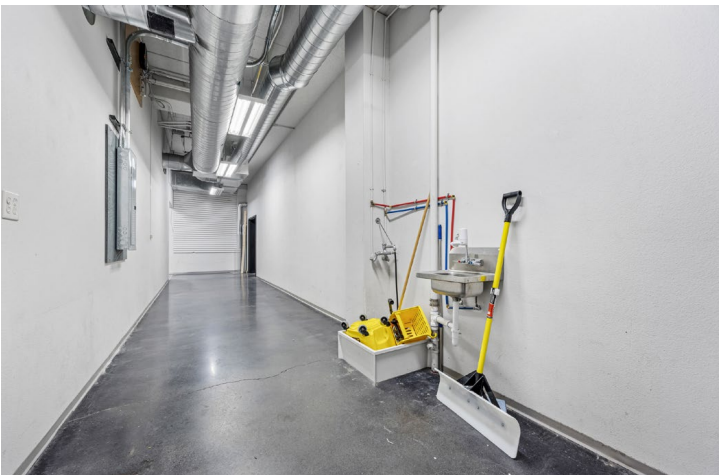
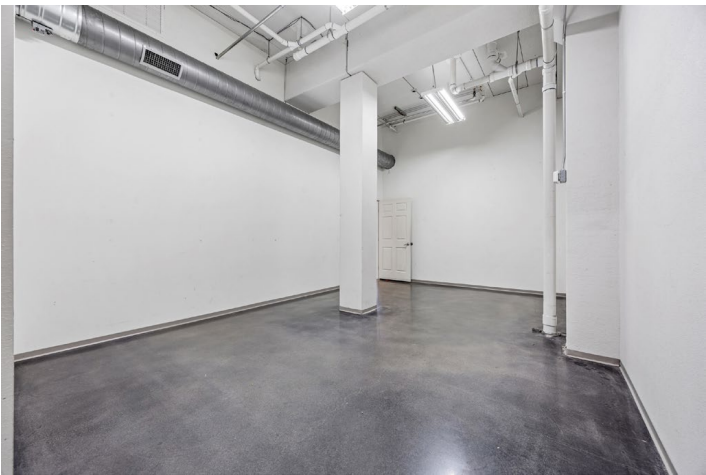
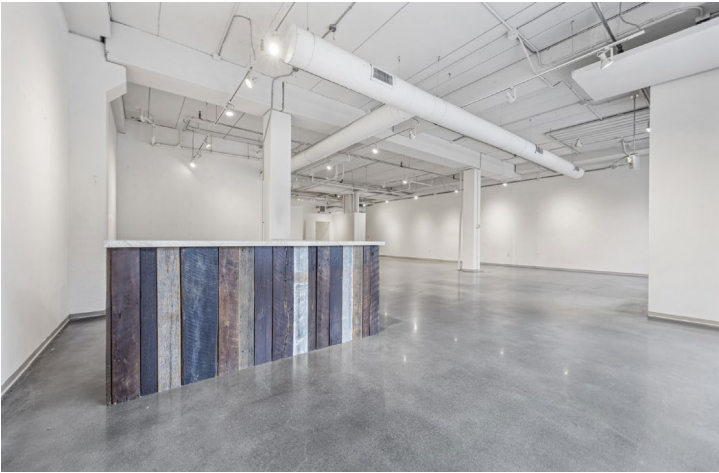
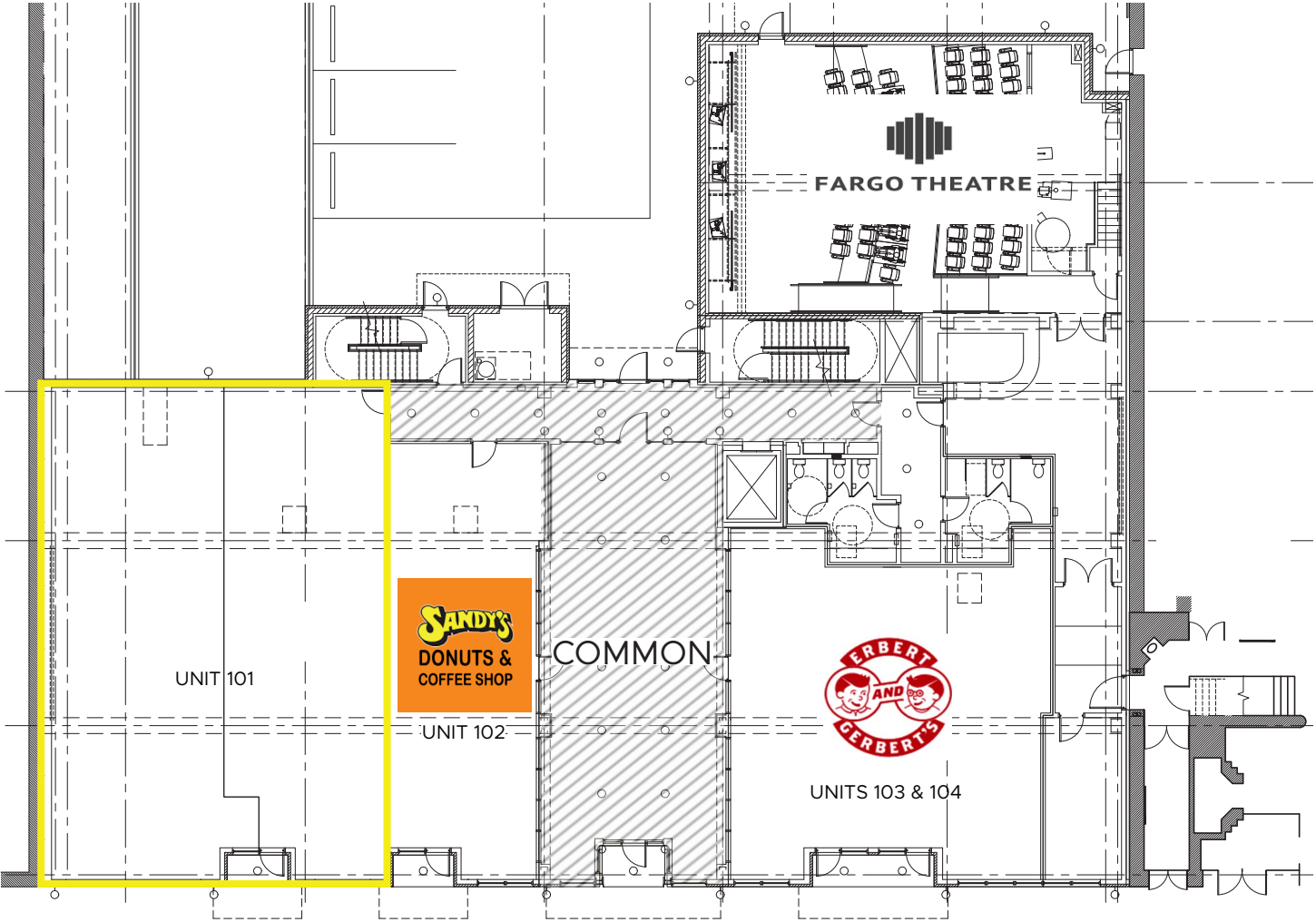
PROPERTY RESOURCES GROUP

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

JUSTIN GUSTOFSON
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Floor Plan



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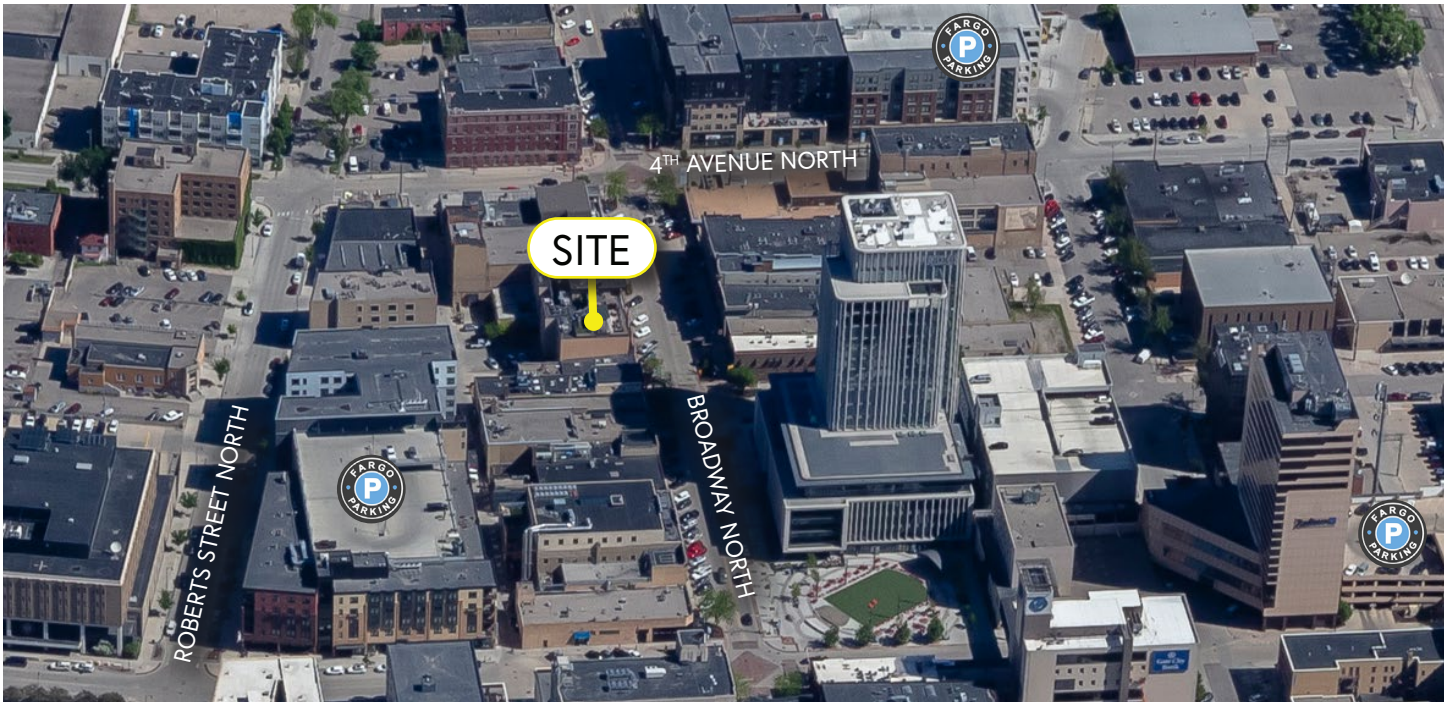


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Public Parking
First 2 Hours Free
Free Nights & Weekends

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 MetroCOG, July 2023
North Dakota Job Service
Building Industry Association of the Red River Valley
U.S. Census Bureau



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