

TURN KEY WEST FARGO BANK BUILDING

3342 SHEYENNE ST, WEST FARGO, ND 58078

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



GREAT LOCATION IN WEST FARGO ON BUSY SHEYENNE STREET

PRICE: \$1,250,000

BUILDING SIZE: 2,784 SF

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PRICE

\$1,250,000

YEAR BUILT

2005

BUILDING SIZE

2,784 SF

LOT SIZE

43,332 SF

PARCEL

02-0210-00080-000

ZONING

PUD

2023 TAXES & SPECIALS

\$18,739.05

SPECIALS REMAINING

\$25,079.85

FLOODPLAIN

Zone X

DRIVE-THROUGH LANES

3 + ATM

PARKING SPACES

13 + 12 not on parcel

TRAFFIC COUNTS

13,355 VPD

NEIGHBORS

The Lights Entertainment District
West Fargo Sports Arena
Eagle Run Plaza
Sheyenne Learning Academy
Hooligans Grill
Dollar General
Dairy Queen

FOR SALE: PRIME BANK BRANCH IN WEST FARGO

This well-constructed, professional bank branch is located at the bustling intersection of Sheyenne St and 34th Ave W. The property offers 2,784 square feet of office space, featuring:

- **Three Offices:** Spacious and well-lit, suitable for various professional needs.
- **Conference Room:** Ideal for meetings and collaborative work.
- **Restrooms:** Conveniently located for staff and clients.
- **Breakroom:** Equipped for employee comfort and convenience.
- **Additional Features:** Includes storage areas and utility spaces.

KEY FEATURES:

- **Three Drive-Up Lanes:** Ensuring easy & efficient customer service.
- **ATM Lane:** Providing additional convenience for customers.

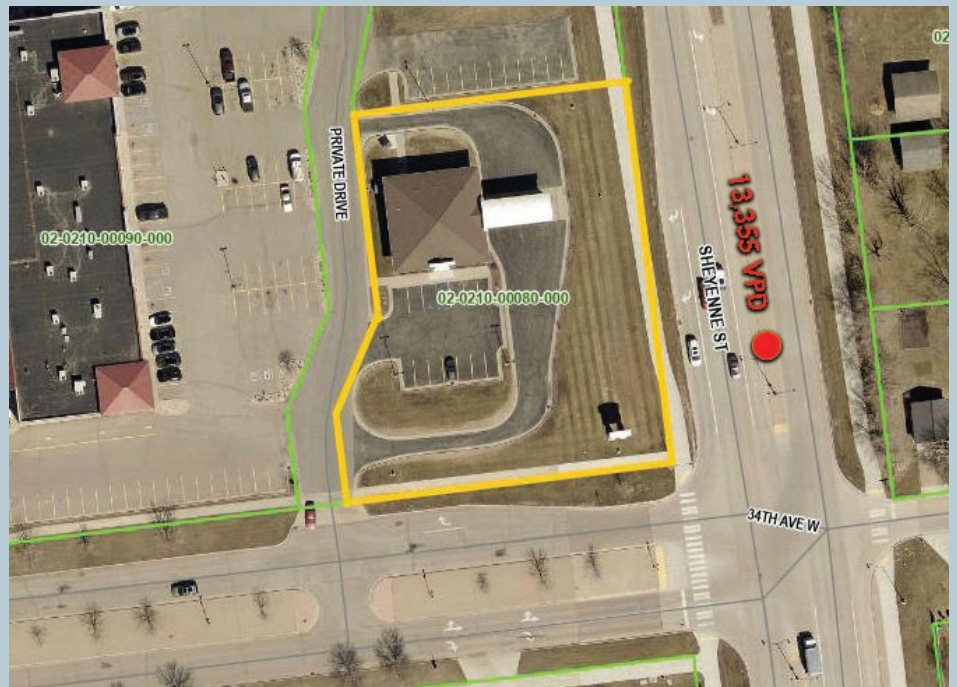
LOCATION BENEFITS:

- **High Visibility:** Positioned at a prominent intersection, ensuring excellent exposure.
- **Convenient Access:** Easily accessible from major roads and close to a variety of amenities.

POTENTIAL USES:

- **Turnkey Bank Branch:** Ready for immediate use.
- **Professional Services Building:** Can be remodeled to suit a single-tenant professional services firm.

This property offers flexibility and potential for various business needs, making it an attractive investment opportunity!



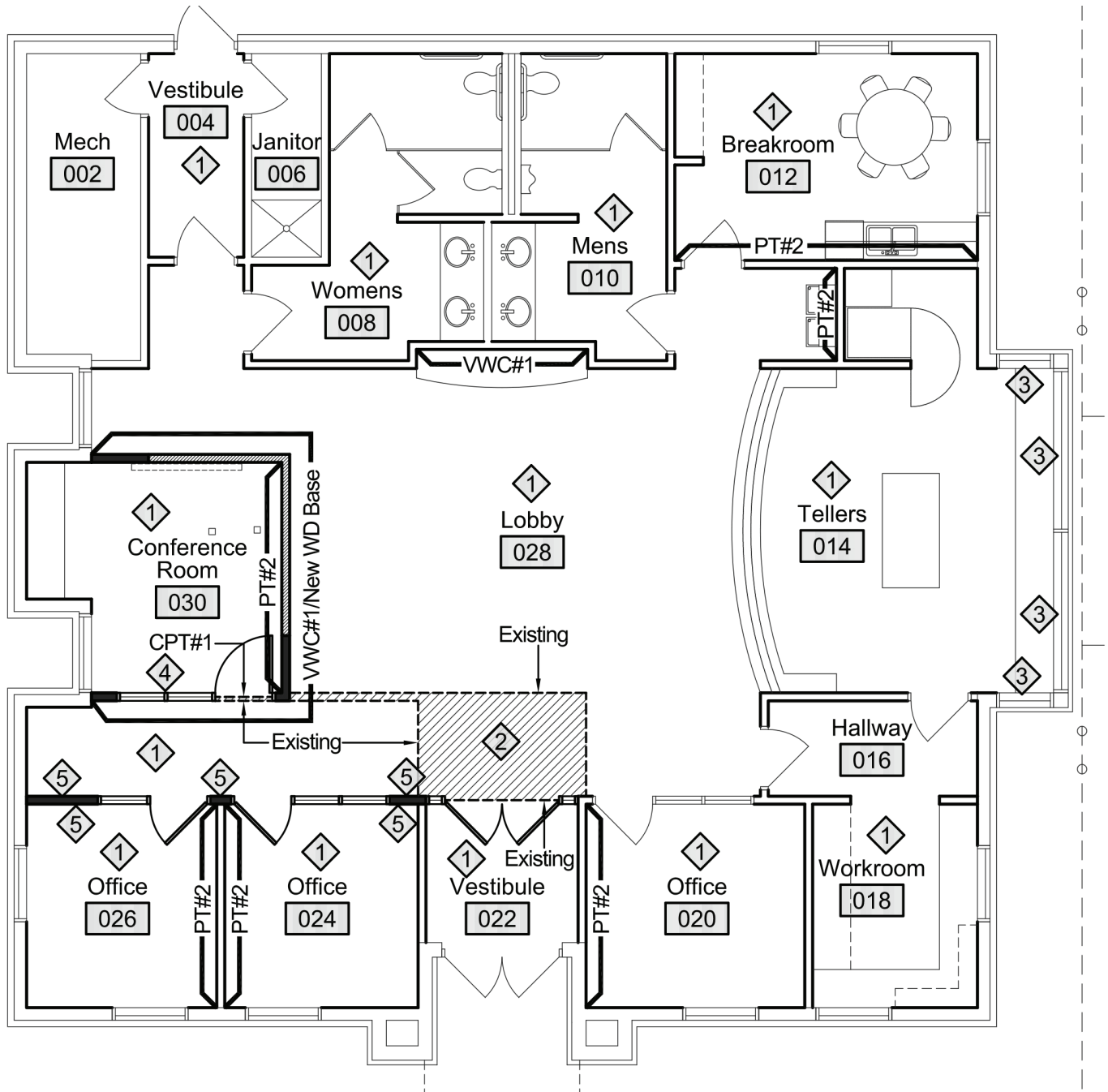
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FLOORPLAN



PROPERTY FEATURES:

- 3 drive-thru lanes + ATM
- Large pylon sign with digital billboard
- High visibility location on busy Sheyenne Street
- Convenient access

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EXTERIOR PHOTOS



CONSTRUCTION DETAILS:

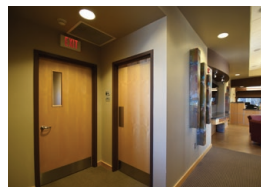
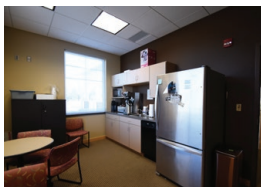
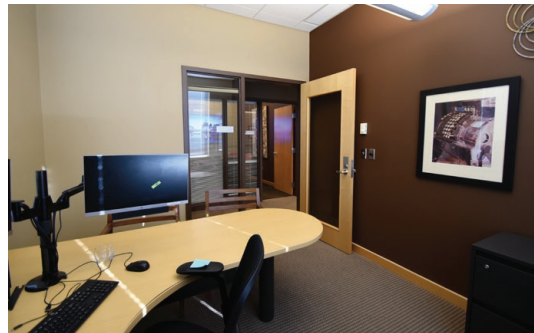
- Exterior: Brick and siding
- Roof: Shingle
- Parking lot: Asphalt

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INTERIOR PHOTOS

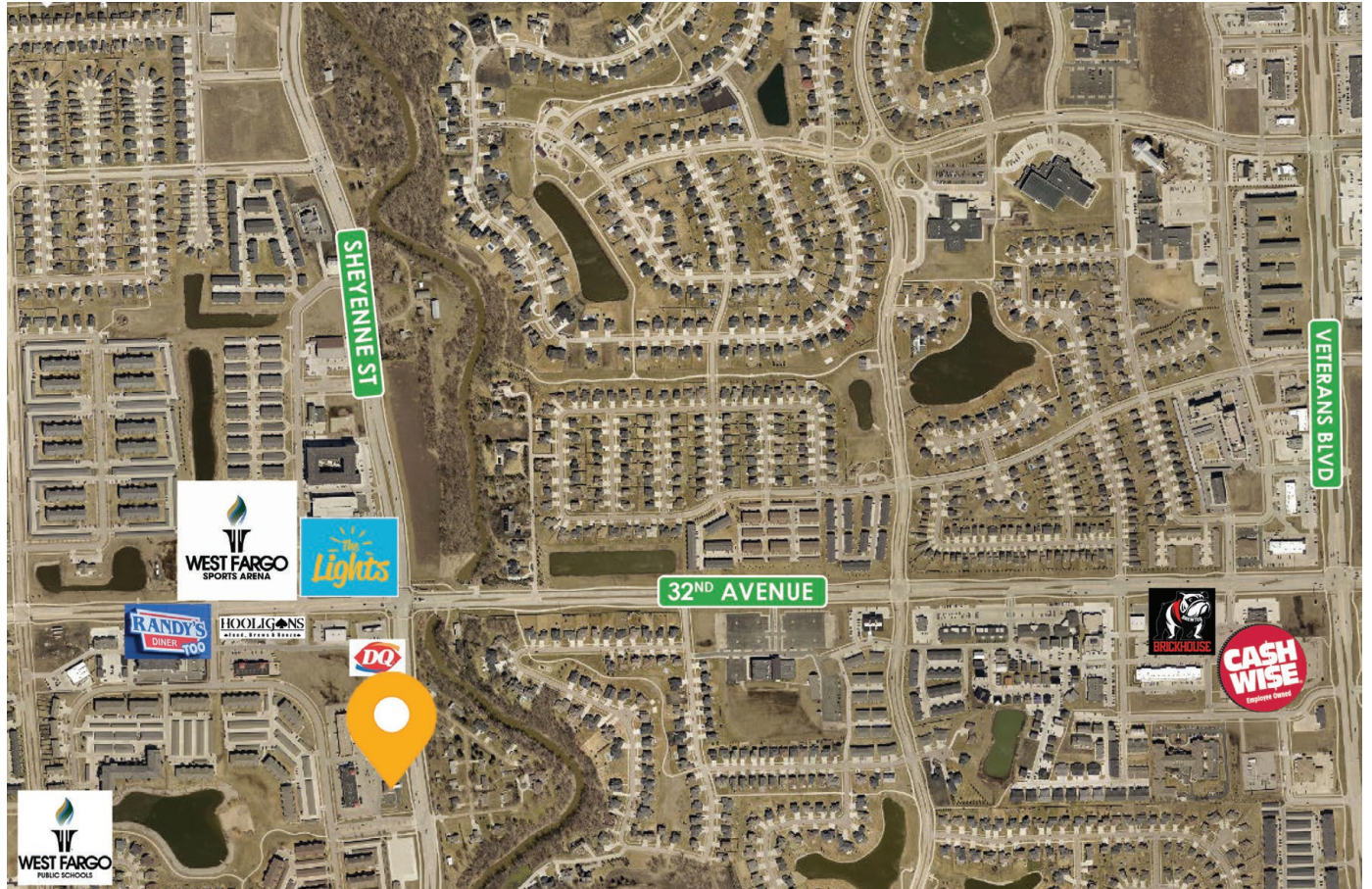


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AREA MAP



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DEMOGRAPHICS

1-MILE RADIUS

KEY FACTS



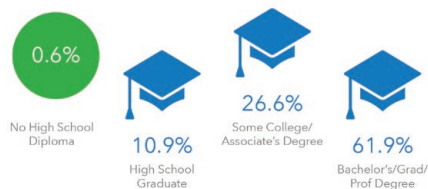
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



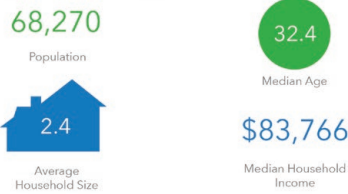
2024 Households by income (Esri)
The largest group: \$200,000+ (27.6%)
The smallest group: \$15,000 - \$24,999 (2.2%)

Indicator ▲	Value	Diff
<\$15,000	7.9%	-1.2%
\$15,000 - \$24,999	2.2%	-3.8%
\$25,000 - \$34,999	3.9%	-2.3%
\$35,000 - \$49,999	6.4%	-5.3%
\$50,000 - \$74,999	14.1%	-5.2%
\$75,000 - \$99,999	11.1%	-2.0%
\$100,000 - \$149,999	18.1%	+2.9%
\$150,000 - \$199,999	8.7%	+0.9%
\$200,000+	27.6%	+16.0%

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS



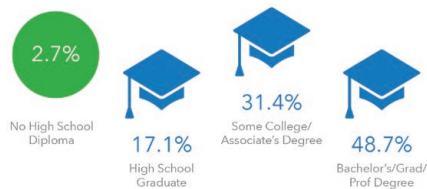
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



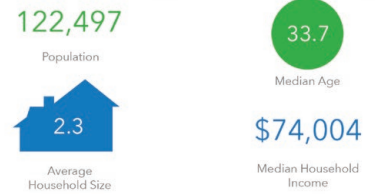
2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (18.1%)
The smallest group: \$15,000 - \$24,999 (4.6%)

Indicator ▲	Value	Diff
<\$15,000	7.0%	-2.1%
\$15,000 - \$24,999	4.6%	-1.4%
\$25,000 - \$34,999	4.8%	-1.4%
\$35,000 - \$49,999	9.4%	-2.3%
\$50,000 - \$74,999	18.1%	-1.2%
\$75,000 - \$99,999	14.4%	+1.3%
\$100,000 - \$149,999	18.1%	+2.9%
\$150,000 - \$199,999	8.3%	+0.5%
\$200,000+	15.2%	+3.6%

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS



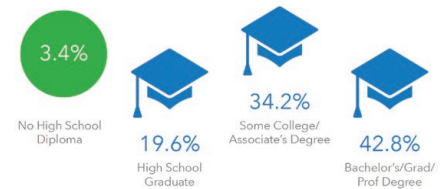
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.8%)
The smallest group: \$15,000 - \$24,999 (5.6%)

Indicator ▲	Value	Diff
<\$15,000	7.9%	-1.2%
\$15,000 - \$24,999	5.6%	-0.4%
\$25,000 - \$34,999	6.0%	-0.2%
\$35,000 - \$49,999	11.3%	-0.4%
\$50,000 - \$74,999	19.8%	+0.5%
\$75,000 - \$99,999	13.7%	+0.6%
\$100,000 - \$149,999	15.6%	+0.4%
\$150,000 - \$199,999	7.6%	-0.2%
\$200,000+	12.5%	+0.9%

Bars show deviation from Cass County