

TURN KEY FARGO BANK BUILDING

1501 32ND AVE S, FARGO, ND 58103



FOR SALE



GREAT LOCATION IN SOUTH FARGO / CORNER OF UNIVERSITY & 32ND AVE

PRICE: \$1,075,000

BUILDING SIZE: 4,020 SF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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PRICE

\$1,075,000

YEAR BUILT

2005

BUILDING SIZE

4,020 SF

LOT SIZE

31,886 SF

PARCEL

01-1885-01280-000

ZONING

Limited Commercial

2024 TAXES & SPECIALS

\$13,043.22

SPECIALS REMAINING

\$60,590.52

FLOODPLAIN

None

DRIVE-THROUGH LANES

3 + ATM

PARKING SPACES

25

TRAFFIC COUNTS

10,395 VPD

NEIGHBORS

Hornbachers Grocery Store
Holiday Gas Station
Southgate Veterinary Hospital
Melinda Harr Dental
South University Dental Associates
Vetter Dental
SMP Health

FOR SALE: PRIME BANK BRANCH IN FARGO

This well-constructed, professional bank branch is located at the intersection of 32nd Ave S and 15th St S, directly across from a bustling grocery store. The property offers 4,020 square feet of office space, including a spacious mezzanine for additional storage.

KEY FEATURES INCLUDE:

- 10 offices - currently set up to accommodate 14 workstations
- Restrooms
- Breakroom
- Three drive-up lanes for convenient customer access
- Excellent visibility and strategic location

POTENTIAL USES:

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



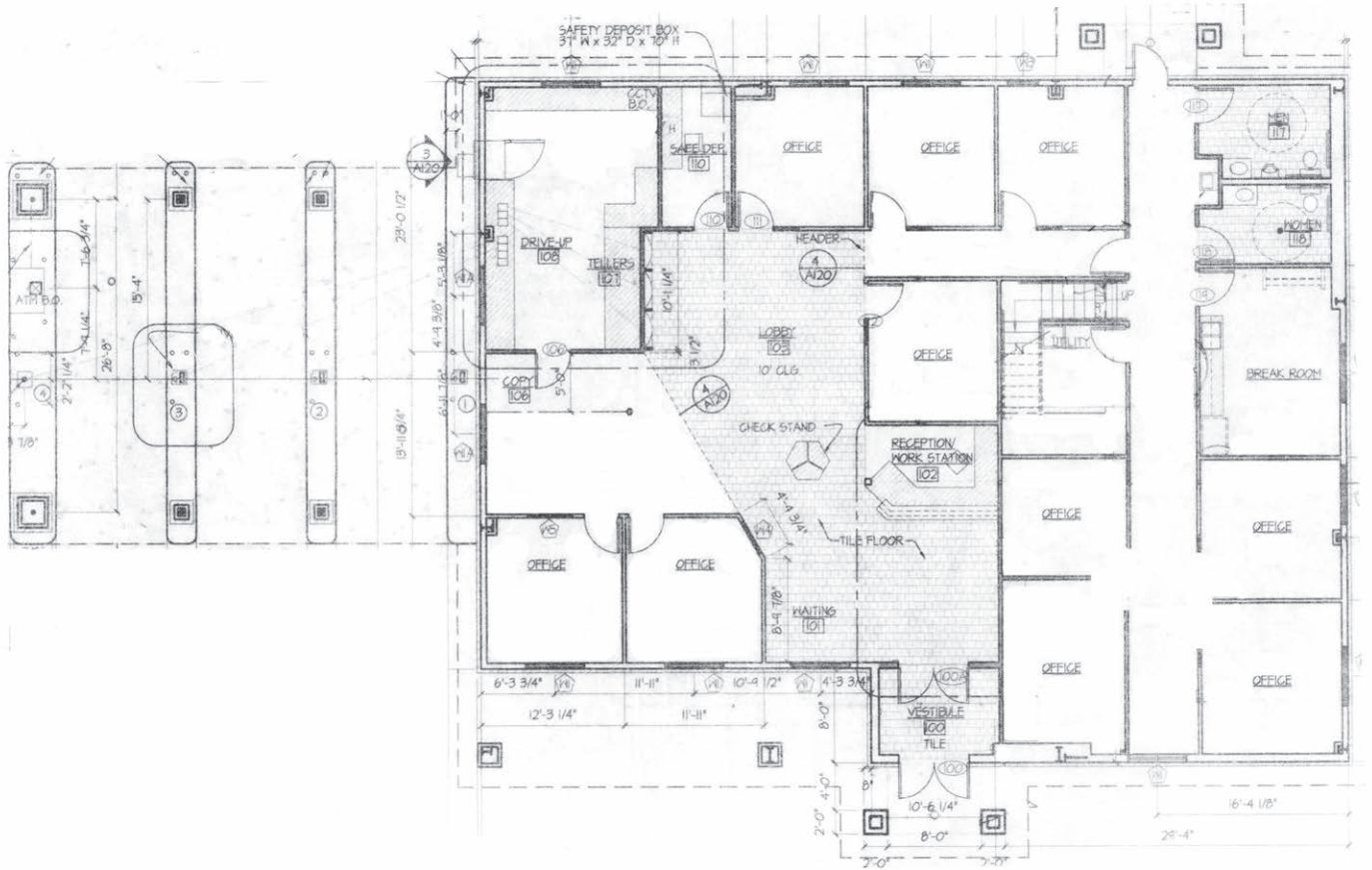
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GOLDMARK™
COMMERCIAL REAL ESTATE INC

FLOORPLAN



PROPERTY FEATURES:

- 3 drive-thru lanes + ATM
- Large pylon sign with digital billboard
- Hard corner with good visibility
- Potential for multi-tenant space with separate entrances

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CONSTRUCTION DETAILS:

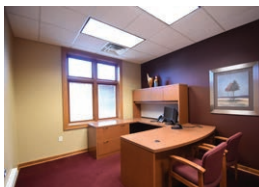
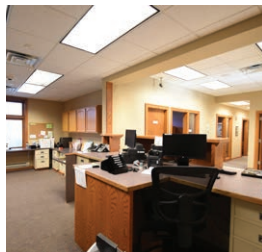
- Exterior: Brick
- Roof: Metal
- Parking lot: Asphalt

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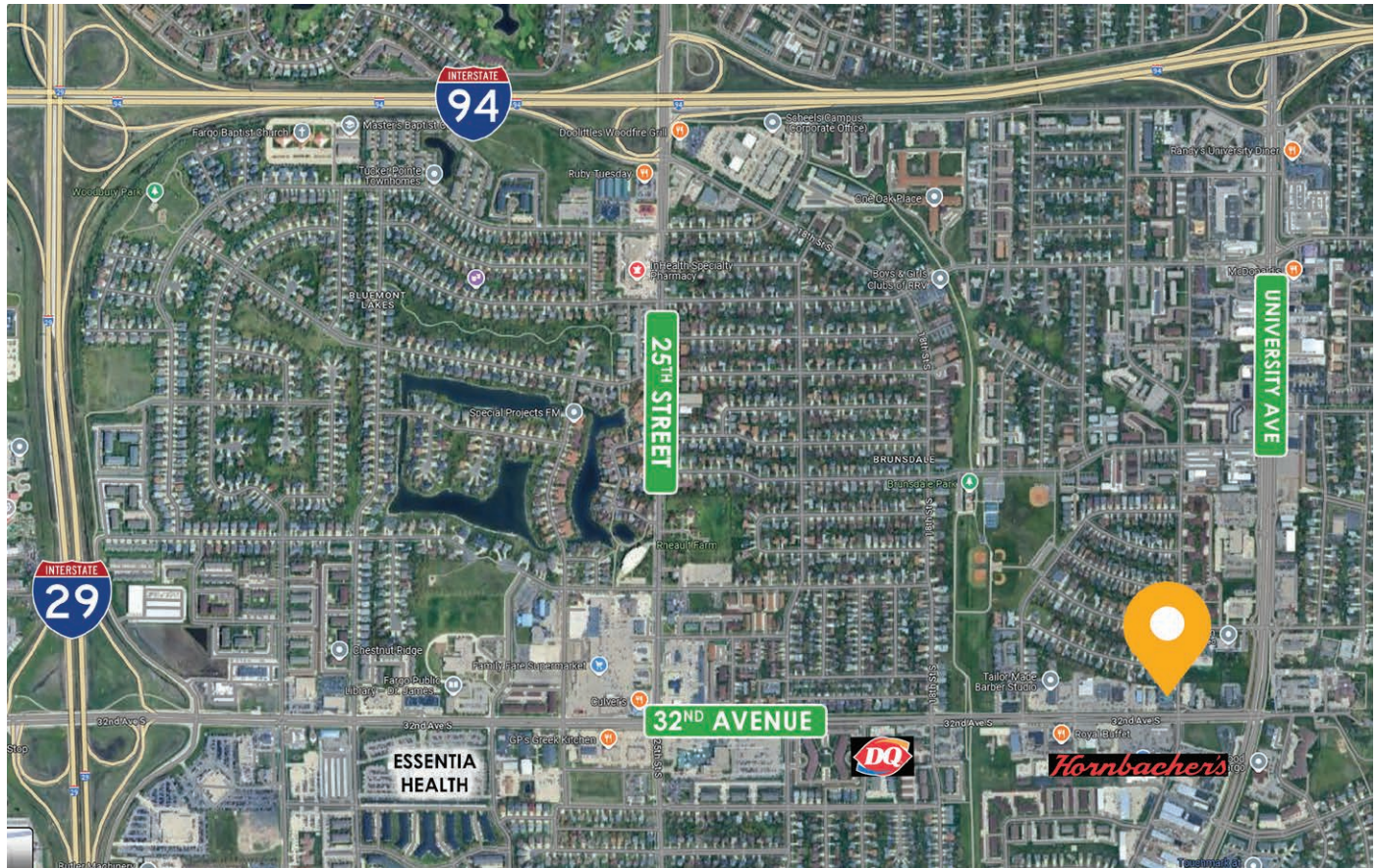
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INTERIOR PHOTOS



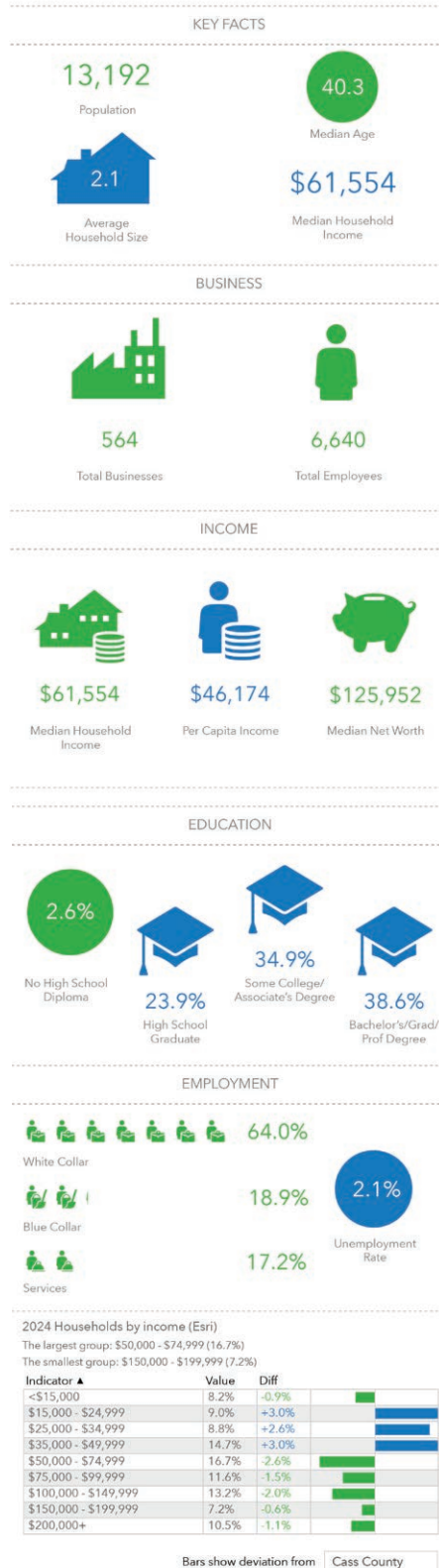
AREA MAP



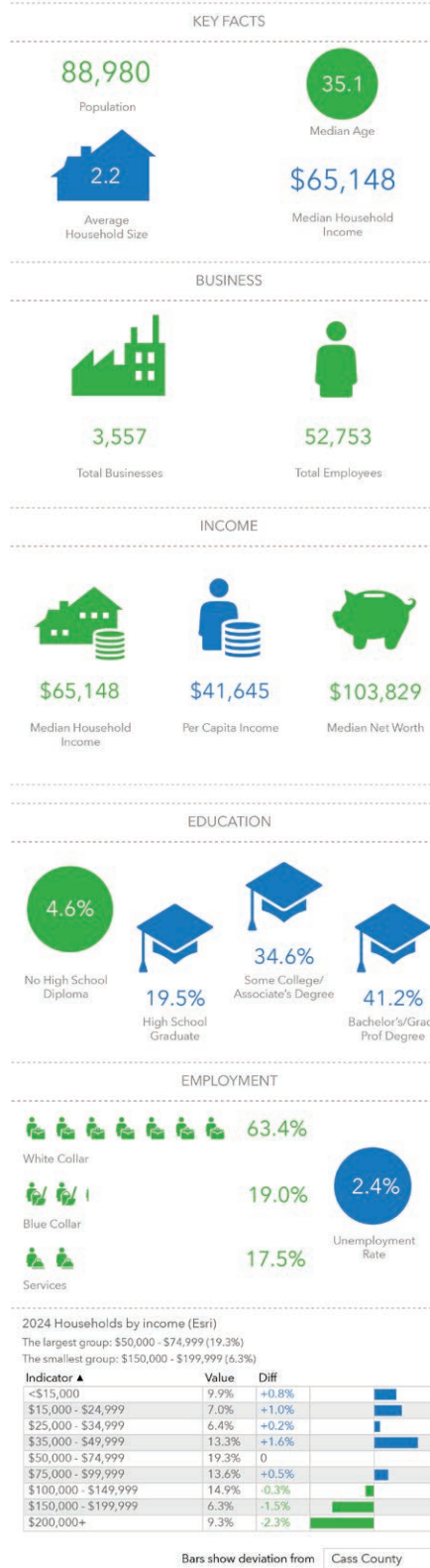
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1-MILE RADIUS



3-MILE RADIUS



5-MILE RADIUS

