

FOR SALE

123 Broadway North, Fargo, ND 58102
MLS #24-370



Property Description:

The Metro building is directly across from Broadway Square, which is the heart of Downtown Fargo. The building is very well connected to the downtown Fargo skyway. The property has excellent tenants with longer lease terms in place.

**Opportunity Zone tax benefits may apply.*

Purchase Price:

\$3,500,000

Building Size:

17,690 SF

Current NOI:

\$226,682.71

Year Built:

1895

Parcel:

01-1520-00740-000

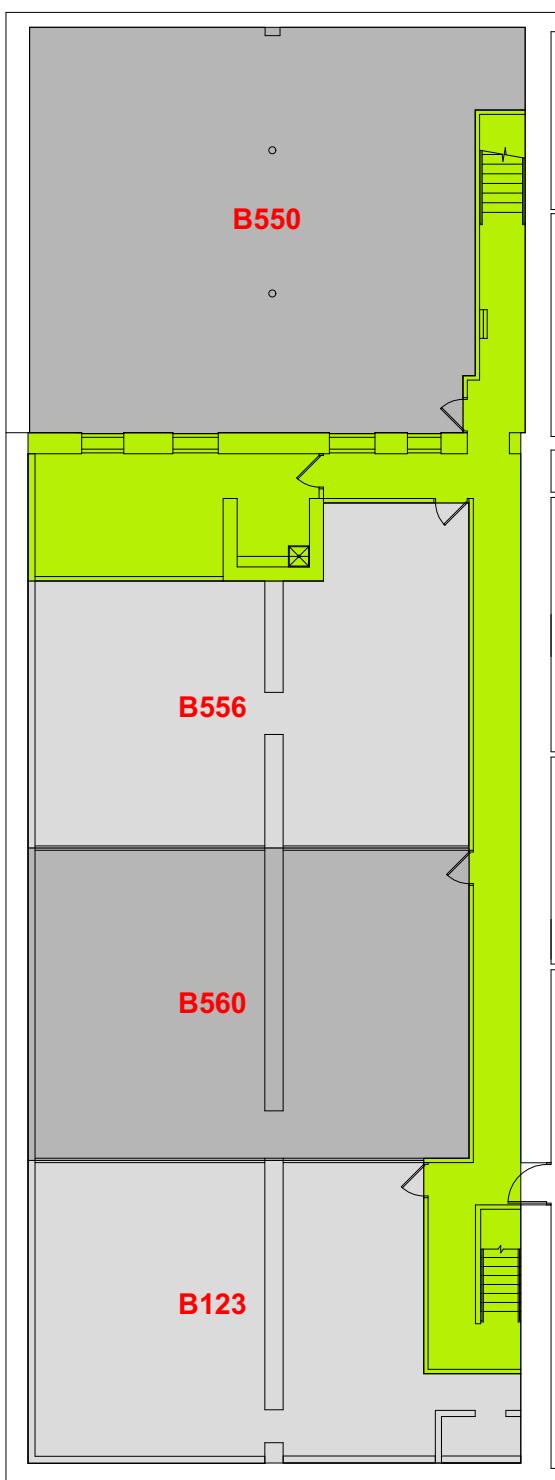


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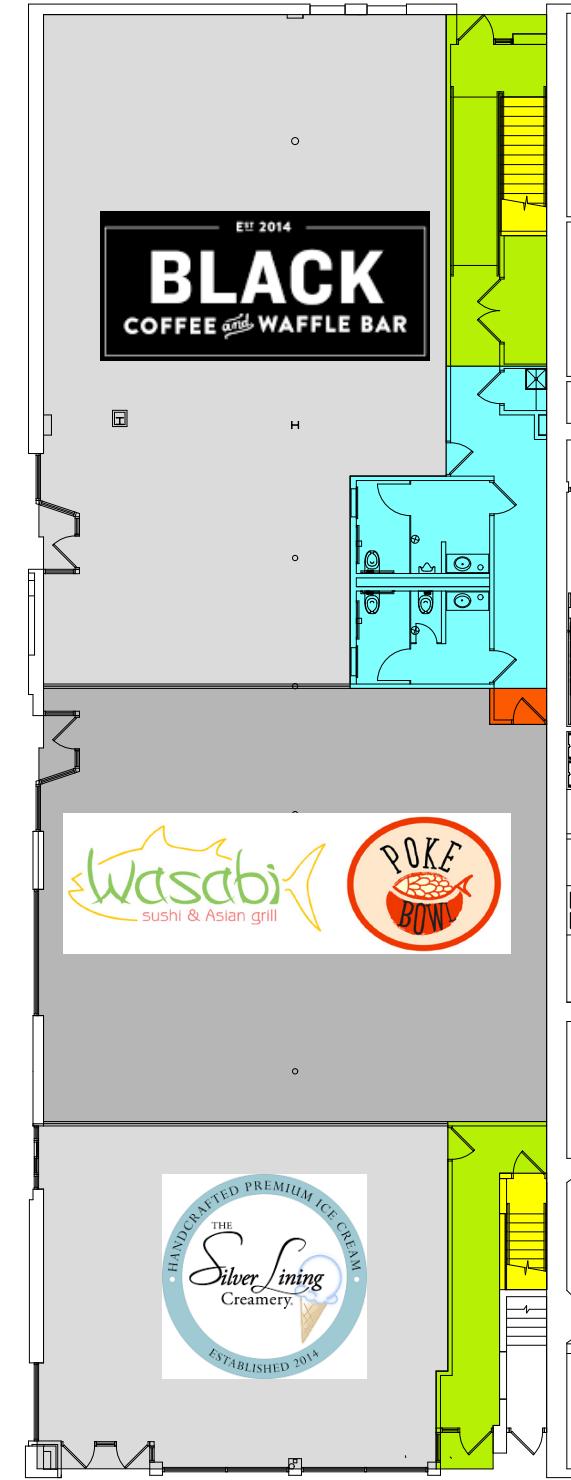
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Floor Plan: B1



Floor Plan: First Floor



Floor Plan: Second Floor



Total 2024 Taxes

Consolidated Taxes: \$34,591.87

2024 Specials Installment: \$6,713.66

Estimated Specials Balance: \$6,768.42



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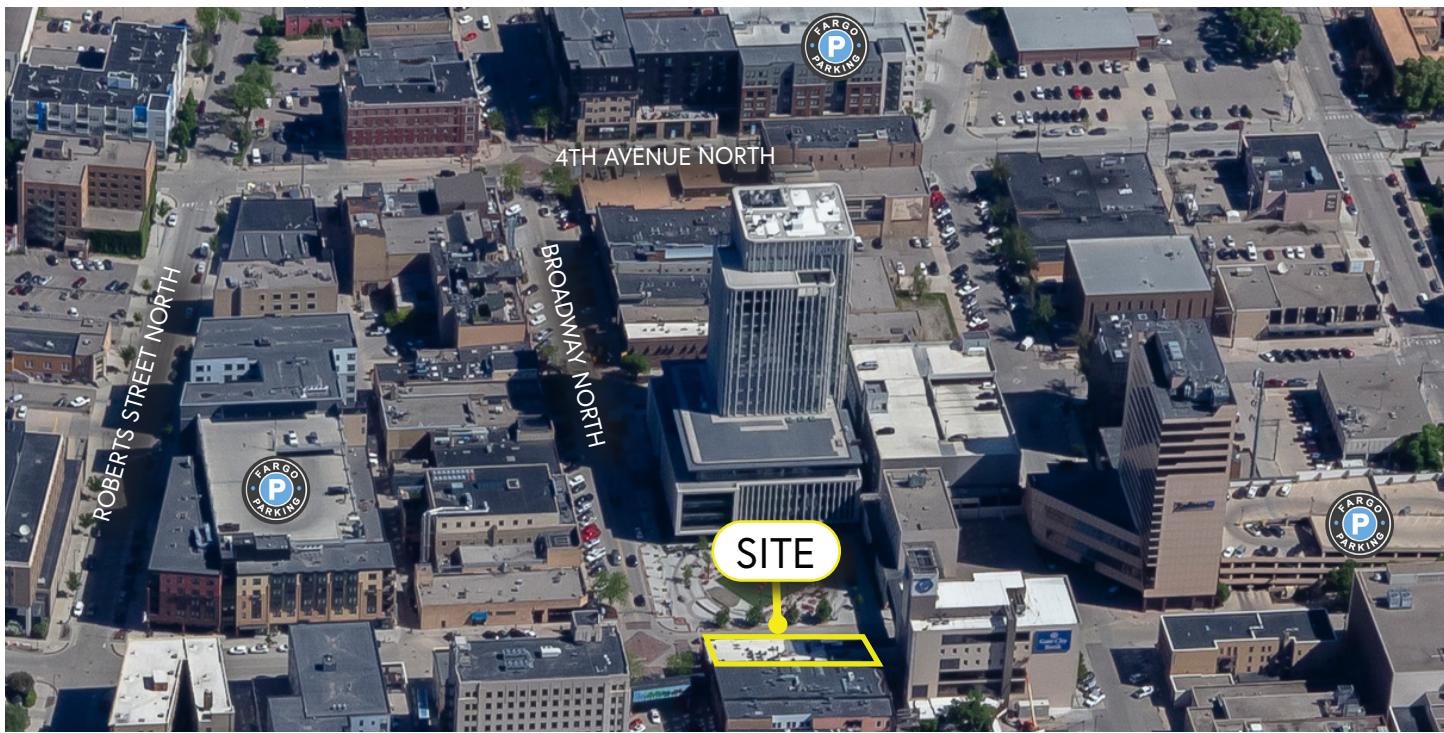


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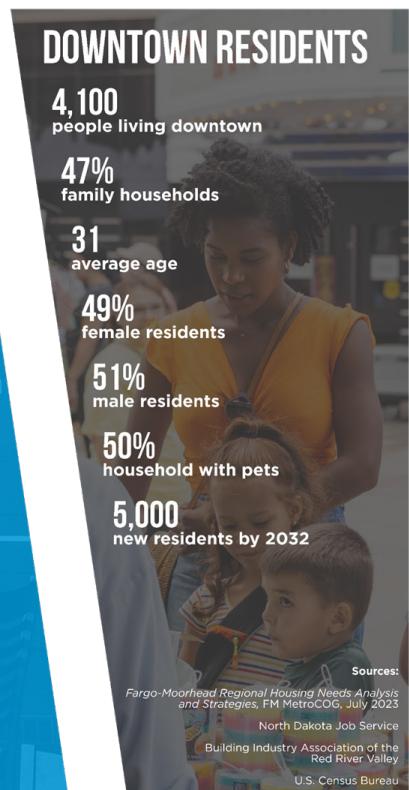
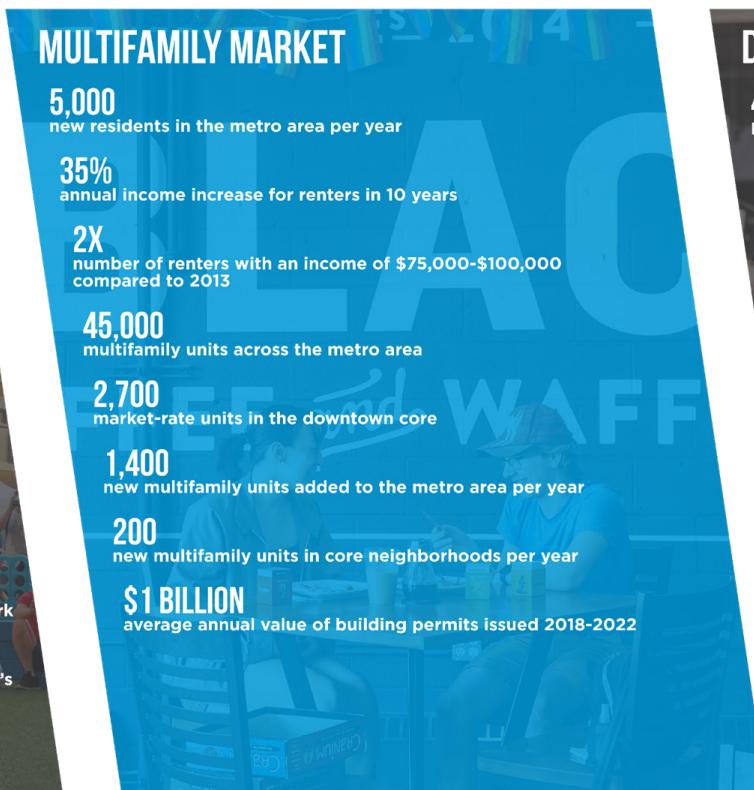
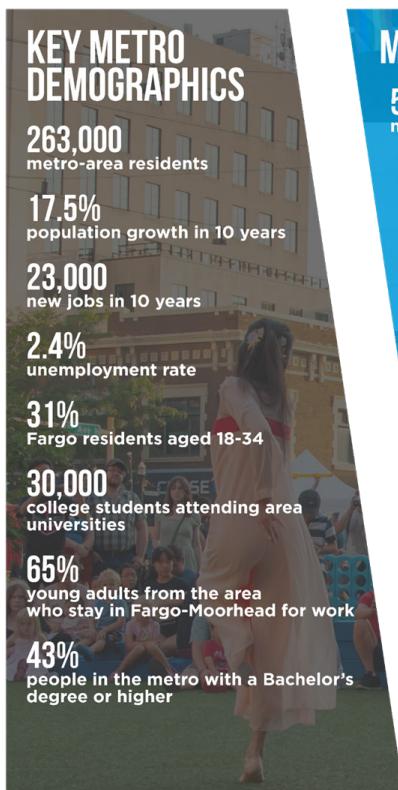
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Public Parking
First 2 Hours Free
Free Nights & Weekends



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