

# ANGEL'S ARENA

1401/1423 5<sup>TH</sup> AVE N, FARGO, ND 58102

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

## FOR SALE OR LEASE



UNIQUE HOCKEY FACILITY AND/OR OPPORTUNITY TO CONVERT FOR BUSINESS USE

Sale Price: \$1,695,000

If sold separately: Warehouse Building: \$750,000 | Arena Building: \$1,050,000

Total Building Size: 37,680 SF

Lot Size: 52,076 SF

Lease Rate: \$6.25 PSF (NNN)

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**Goldmark Commercial Real Estate**

www.goldmarkcommercial.com

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## BUILDING SIZE

37,680 SF

## PRICE

Total property: \$1,695,000  
Arena only: \$1,050,000  
Warehouse only: \$750,000

## LEASE RATE

\$6.25 PSF (NNN)

## YEAR BUILT

1945

## LOT SIZE

52,076 SF

## PARCEL NUMBERS

01-2340-00368-020  
01-2340-00334-050

## 2024 TAXES/SPECIALS

\$17,154.86

## ZONING

Commercial

## PROPERTY DESCRIPTION:

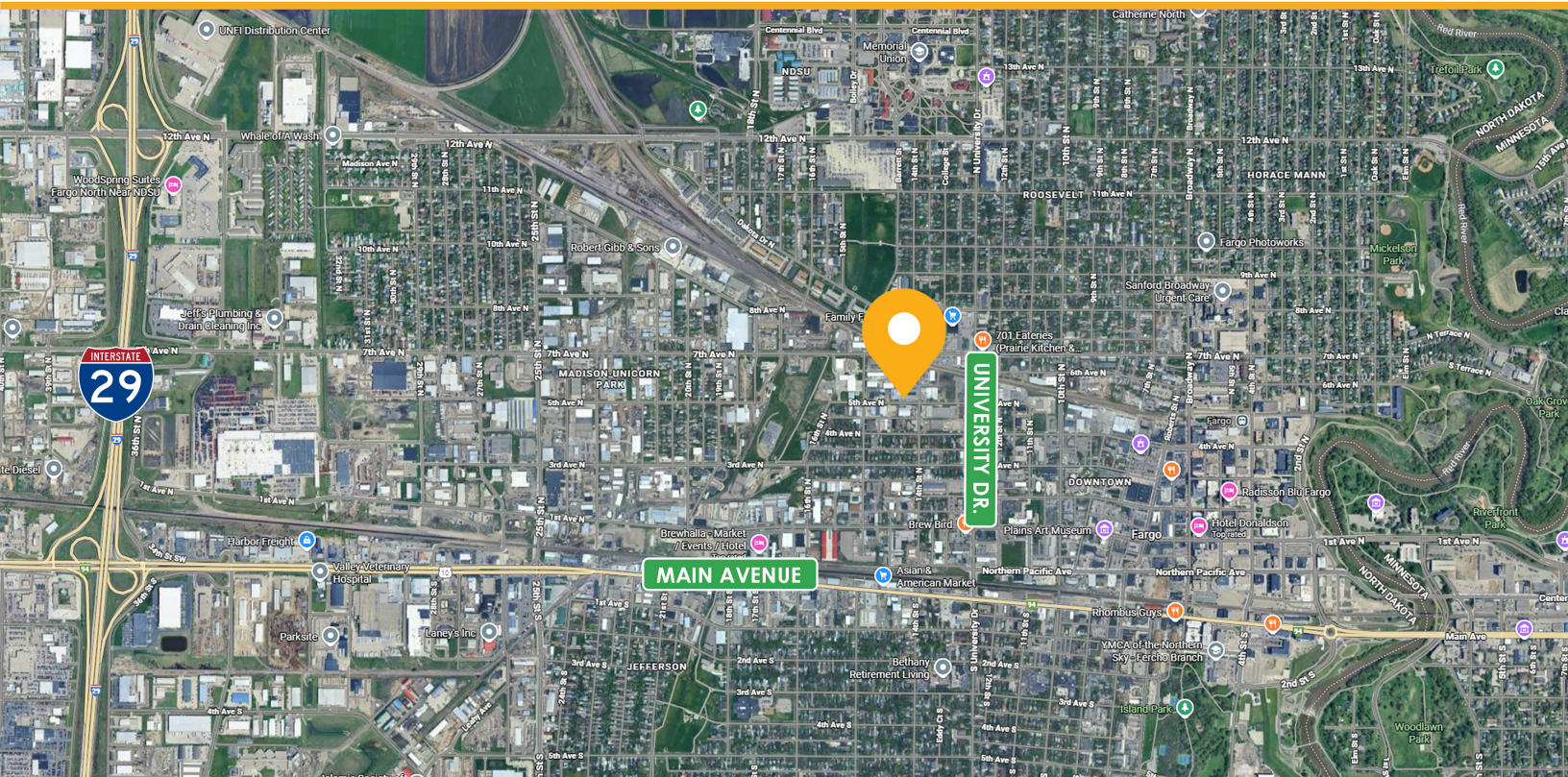
For sale or lease: Angel's Arena is a very unique property within the F/M metro with a vast history. It's approximate 38,000 SF size and downtown location make it an attractive property for investors or business owners alike.

The space could continue to be utilized as a hockey arena, or it could be converted to a multitude of uses. The property has two distinct areas (approximately 23,000 SF hockey arena and 15,000 SF warehouse with indoor loading docks). Owner will sell the entire property and gravel parking lot in one transaction OR can subdivide the two buildings depending on a buyer's needs. This property has a ton of potential and flexibility!

## PROPERTY FEATURES:

- 2 areas for different uses
- Hockey arena clear span height of approximately 13'
- Warehouse clear span height of 24' with 2 interior loading docks
- Central location within F/M metro
- Building has great flexibility for different uses

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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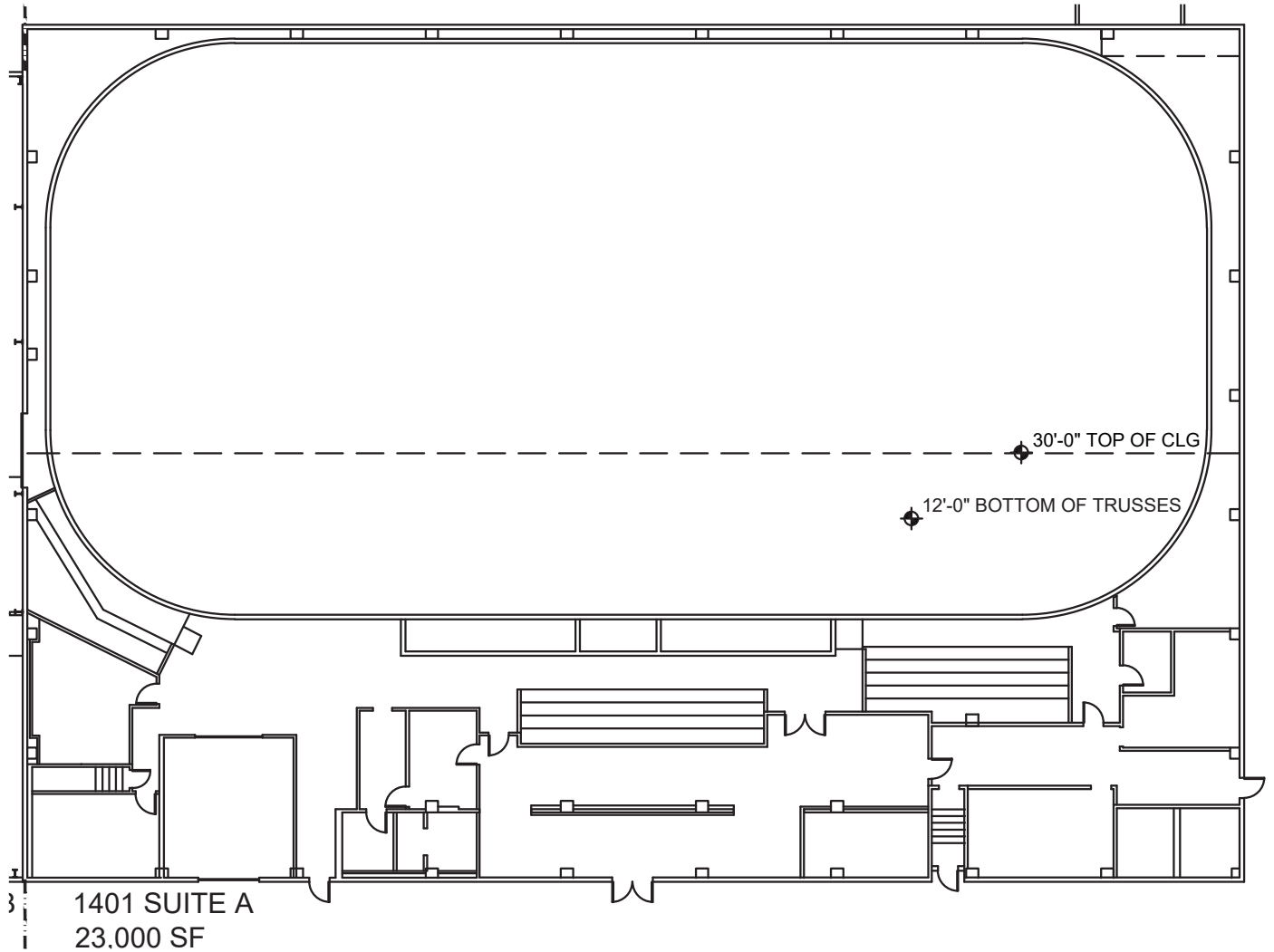
PARCEL VIEW



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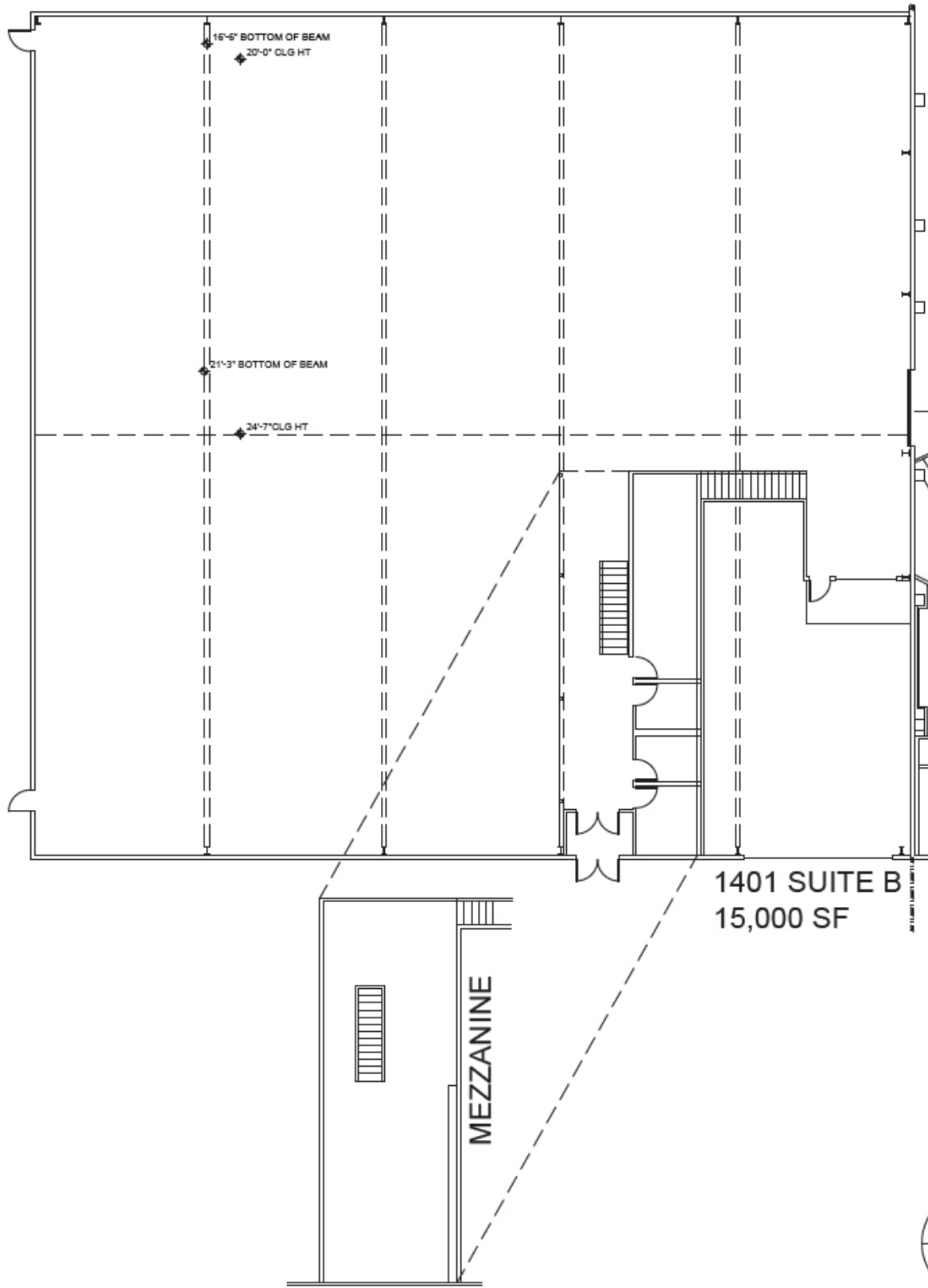
ARENA FLOORPLAN



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WAREHOUSE FLOORPLAN



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ARENA PHOTOS



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WAREHOUSE PHOTOS

