

COMMERCIAL LOTS FOR SALE OR BUILD-TO-SUIT

420 & 455 24th Avenue W, West Fargo, ND 58078



PROPERTY DESCRIPTION:

High visibility parcel available for sale or build-to-suit along Sheyenne Street, West Fargo's fasted growing corridor. Zoned Light Commercial, it is well suited for office or retail. 24,800 VPD on Sheyenne Street and easy access to I-94. This opportunity is perfect for developers, investors, owner occupants, and a variety of tenants.

NEARBY BUSINESSES:

The Teehive
Two Rivers Veterinary Hospital
All Seasons Motorsports
Jordahl Custom Homes
Top Shelf Tavern
Dive Bar

Bar Down
Pure Hockey
West Fargo Sports Arena
Bell Bank
Essentia



www.PropertyResourcesGroup.com

SIERRA WENDT | REALTOR®
701.499.3949
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

420 24th Avenue W, West Fargo, ND 58078
MLS #25-636 & 25-640



455 24th Avenue W, West Fargo, ND 58078
MLS #25-635 & 25-639



PURCHASE PRICE: \$21 PSF (\$1,171,968)

BUILD-TO-SUIT RATE: TBD

LOT SIZE: 1.28 Acres (55,808 SF)

ZONING: Light Commercial

PARCEL: 02-4156-00021-000

2025 CONSOLIDATED TAXES: \$7,689.97

2025 SPECIALS INSTALLMENT: \$13,777.05

ESTIMATED REMAINING SPECIALS: \$122,412.79

DRAINS: \$119.70

PURCHASE PRICE: \$18 PSF (\$2,369,574)

BUILD-TO-SUIT RATE: TBD

LOT SIZE: 3.02 Acres (131,643 SF)

ZONING: Light Commercial

PARCEL: 02-4159-00010-000

2025 CONSOLIDATED TAXES: \$18,138.68

2025 SPECIALS INSTALLMENT: \$28,408.56

ESTIMATED REMAINING SPECIALS: \$253,965.38



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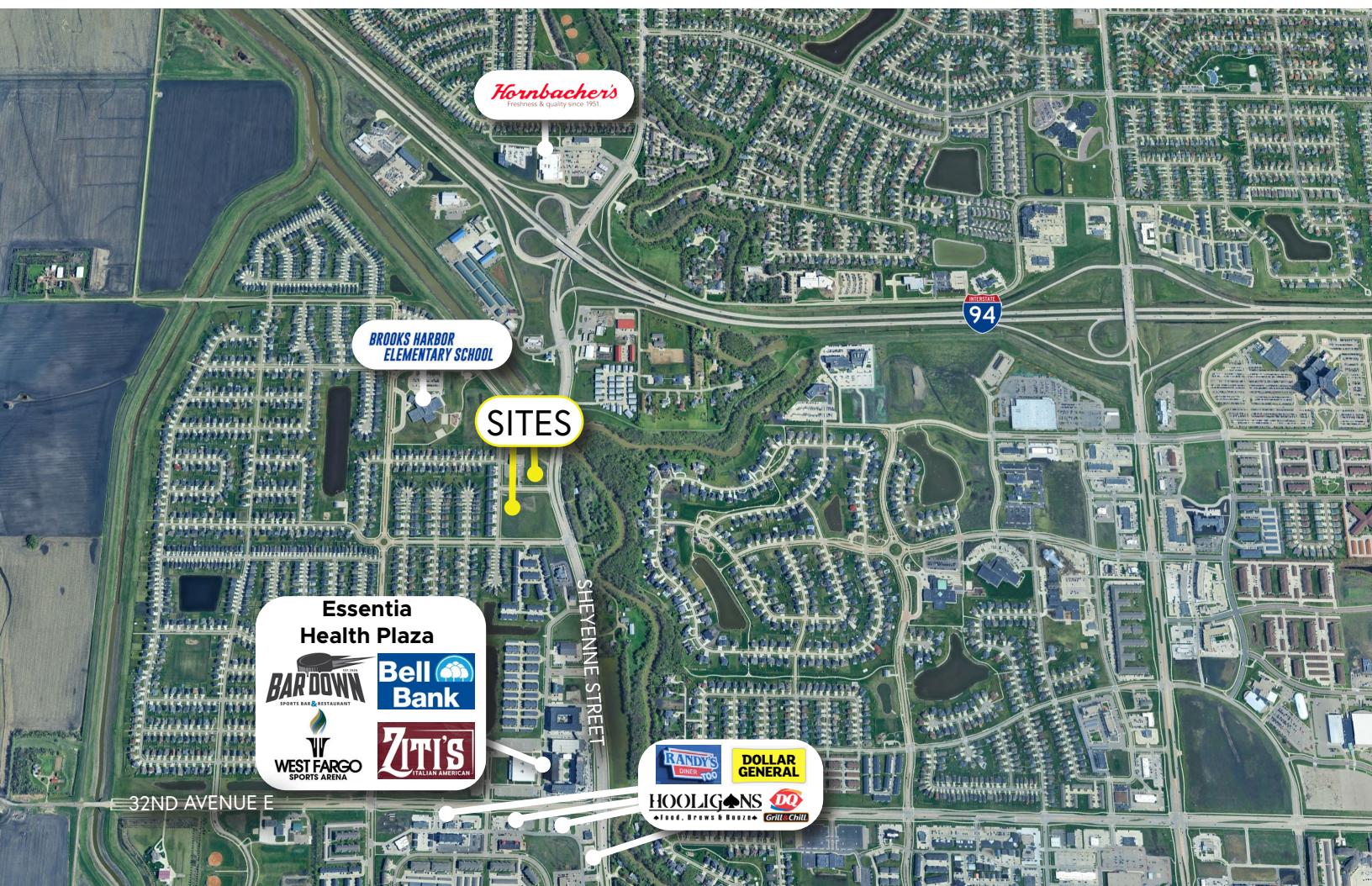
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NEIGHBORHOOD INFO WITHIN 0.5 MILE RADIUS:

- 948 Households
- \$388,415 Median Home Value
- \$120,999 Average Household Income
- 54 Businesses
- 703 Employees

INFORMATION GATHERED FROM ESRI



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