

DOWNTOWN FARGO DOCK-HIGH WAREHOUSE

720 14TH ST N, FARGO, ND 58102



FOR SALE



40K SF DOCK ACCESSIBLE WAREHOUSE NEAR DOWNTOWN FARGO!

PRICE: \$2,612,500 | \$64.80 PSF

BUILDING SIZE: 40,314 SF

Andy Westby | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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GOLDMARK
COMMERCIAL REAL ESTATE INC

PRICE

\$2,612,500 | \$64.80 PSF

BUILDING SIZE

40,314 SF

YEAR BUILT

1948

PARCEL NUMBER

01-3235-00100-000

PARCEL SIZE

55,000 SF | 1.26 acres
Additional adjacent land negotiable
(up to 106k SF | 2.4 ac)

2023 TAXES & SPECIALS

\$13,122.09

SPECIALS BALANCE

\$0

ZONING

Light Industrial (LI)

FLOODPLAIN

None

LEGAL DESCRIPTION

Lot 2 Block 1 Trillium Addition

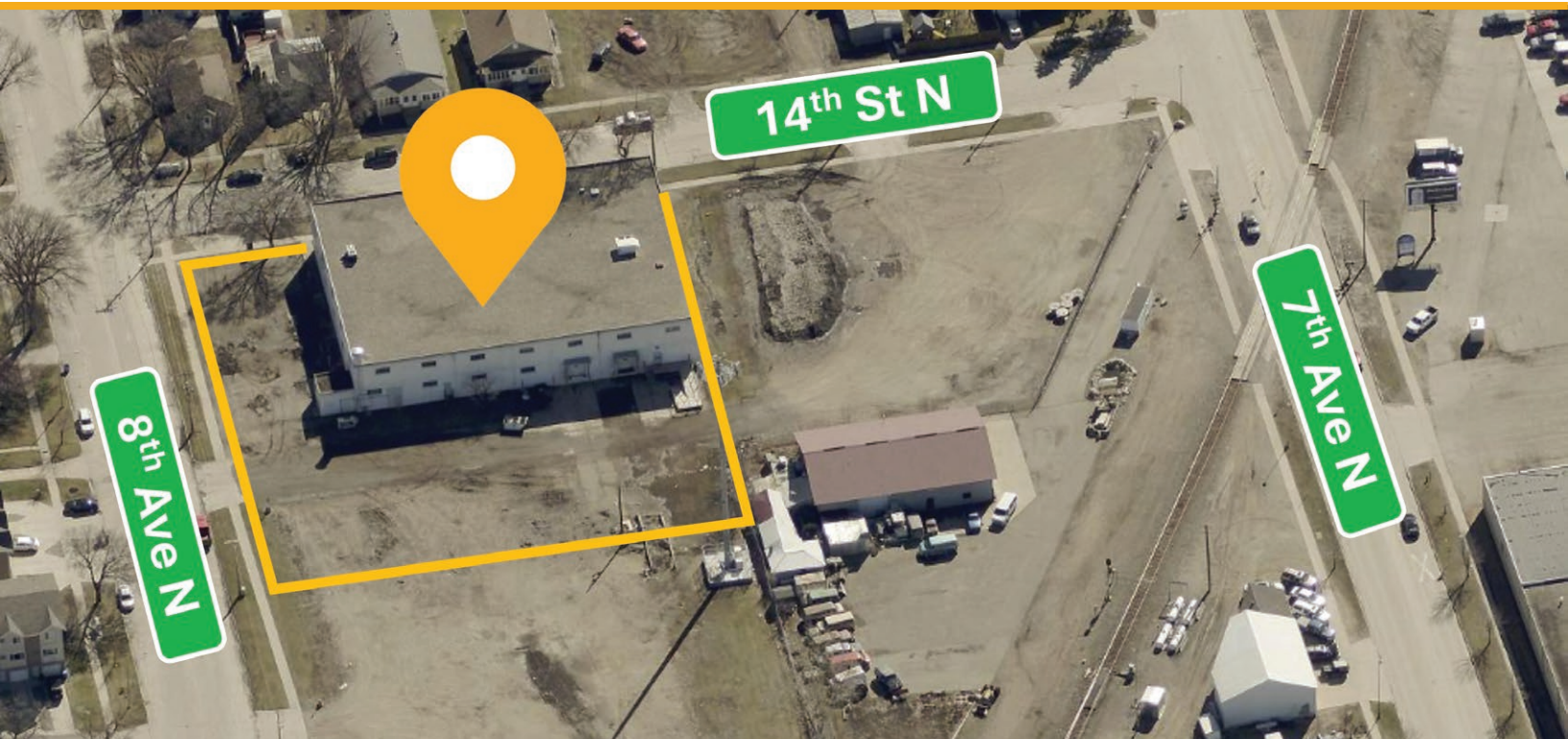
PROPERTY DESCRIPTION:

Great industrial site with dock accessibility between Downtown Fargo and NDSU, with the potential for additional adjacent land! This incredibly well-built concrete building features 2 dock doors with a great location just off 7th Ave N near University Drive. Two floors of space previously used for document storage could be used for warehousing or converted for office or multi-family use. The first-floor features open warehouse space with offices, conference and break area, with open warehouse space and additional offices on the second-floor. The property also has no specials remaining! With additional land available for interested buyers, this can become a long-term location for businesses of many types.

FEATURES:

- Great location off 7th Ave N near University Drive
- Dock accessible (2 doors)
- Two floors of warehouse space with offices/conference rooms
- No specials remaining
- Additional land available
- Well-built concrete building
- Potential for conversion to office or multi-family
- Above flood proof elevation requirements
- Situated between Downtown Fargo and NDSU

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 MAP

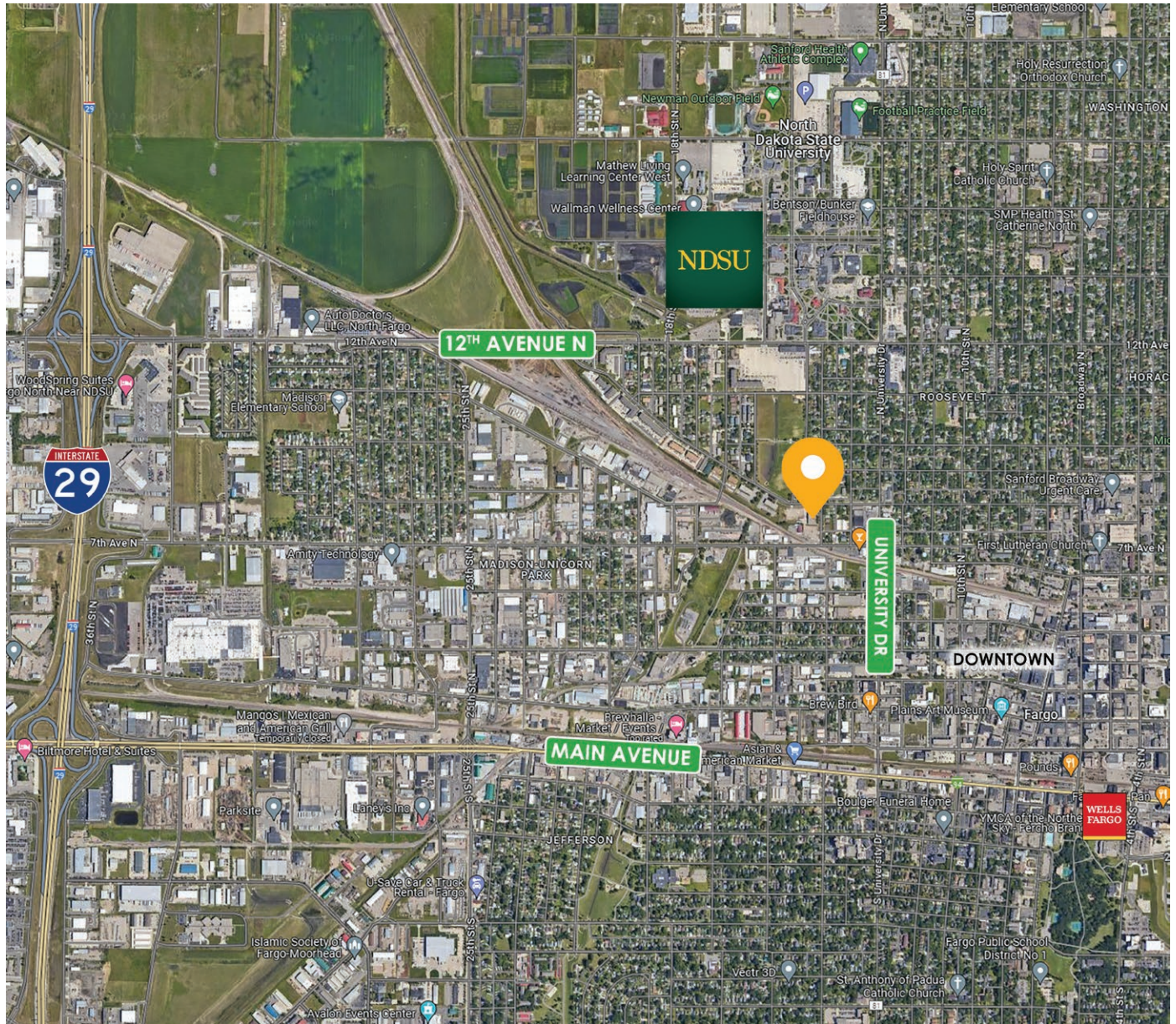


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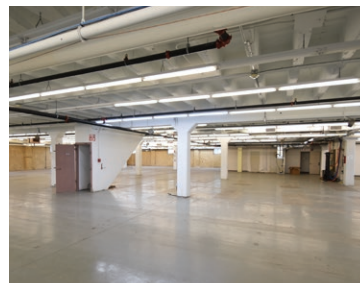
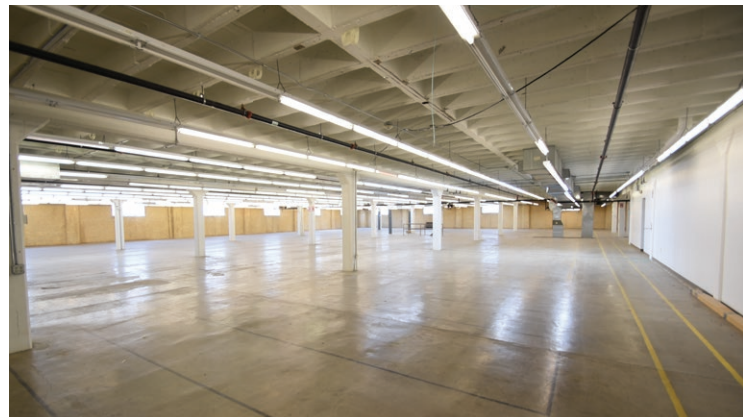
REFERENCE MAP



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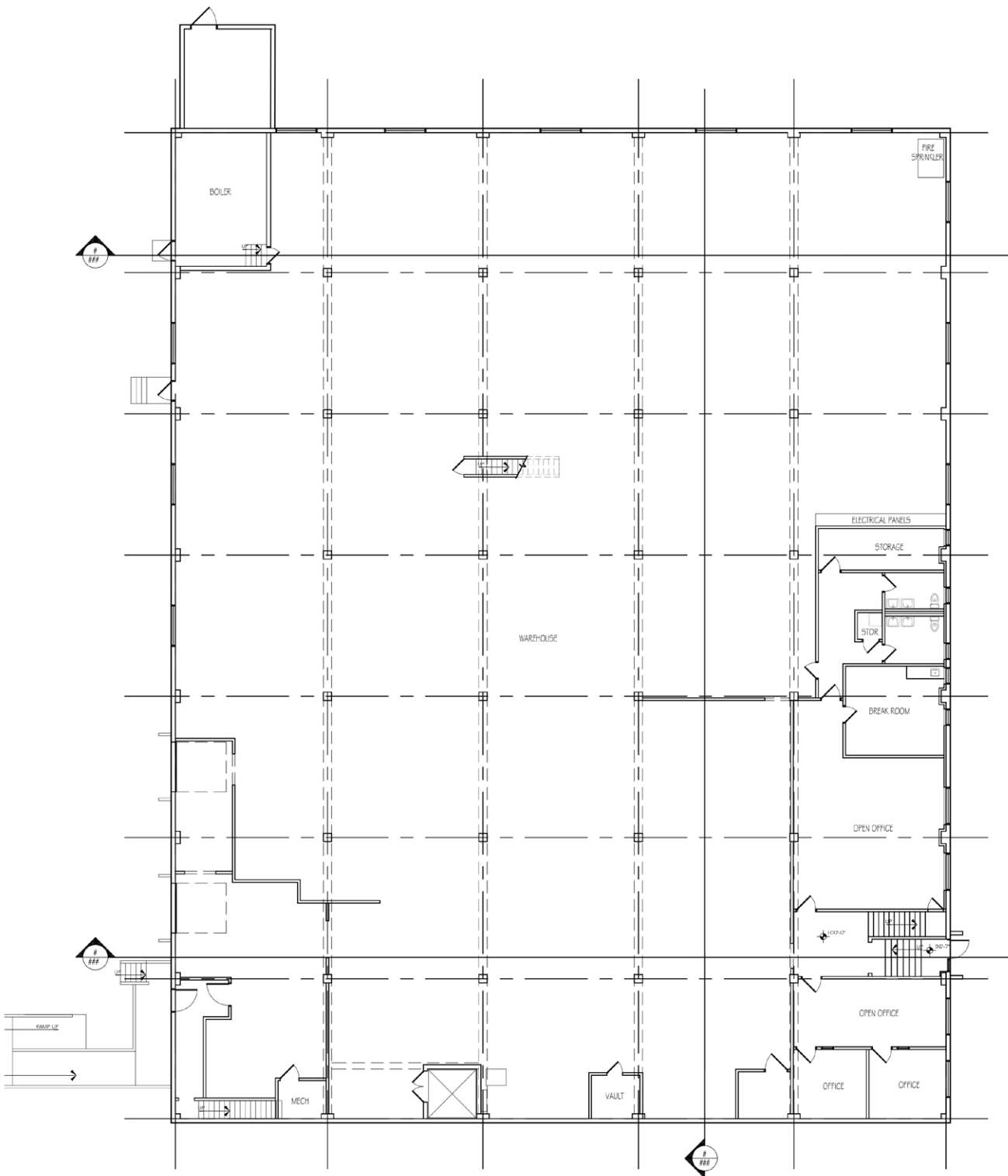
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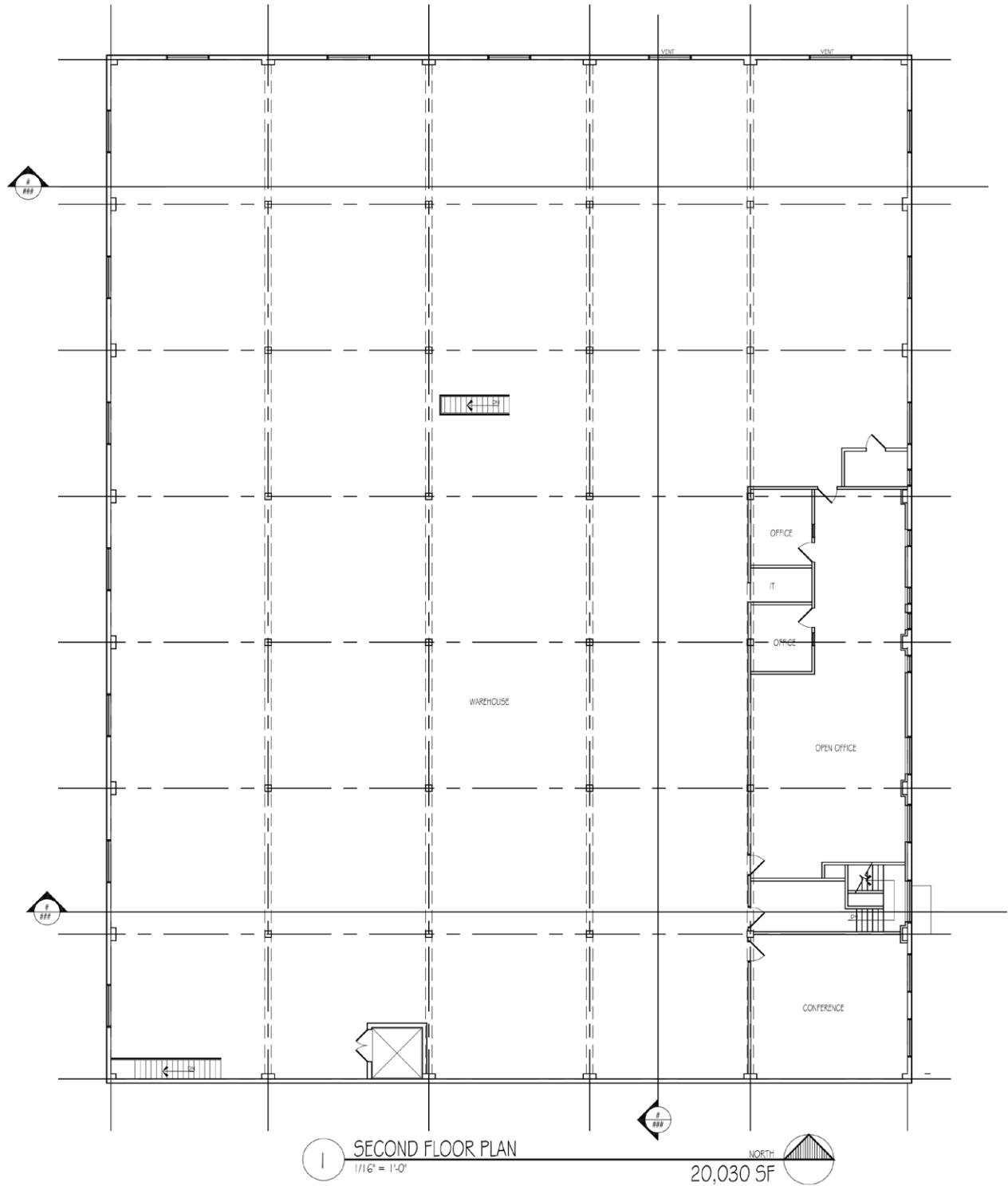
1 FIRST FLOOR PLAN
1/16" = 1'-0"

20,284 SF

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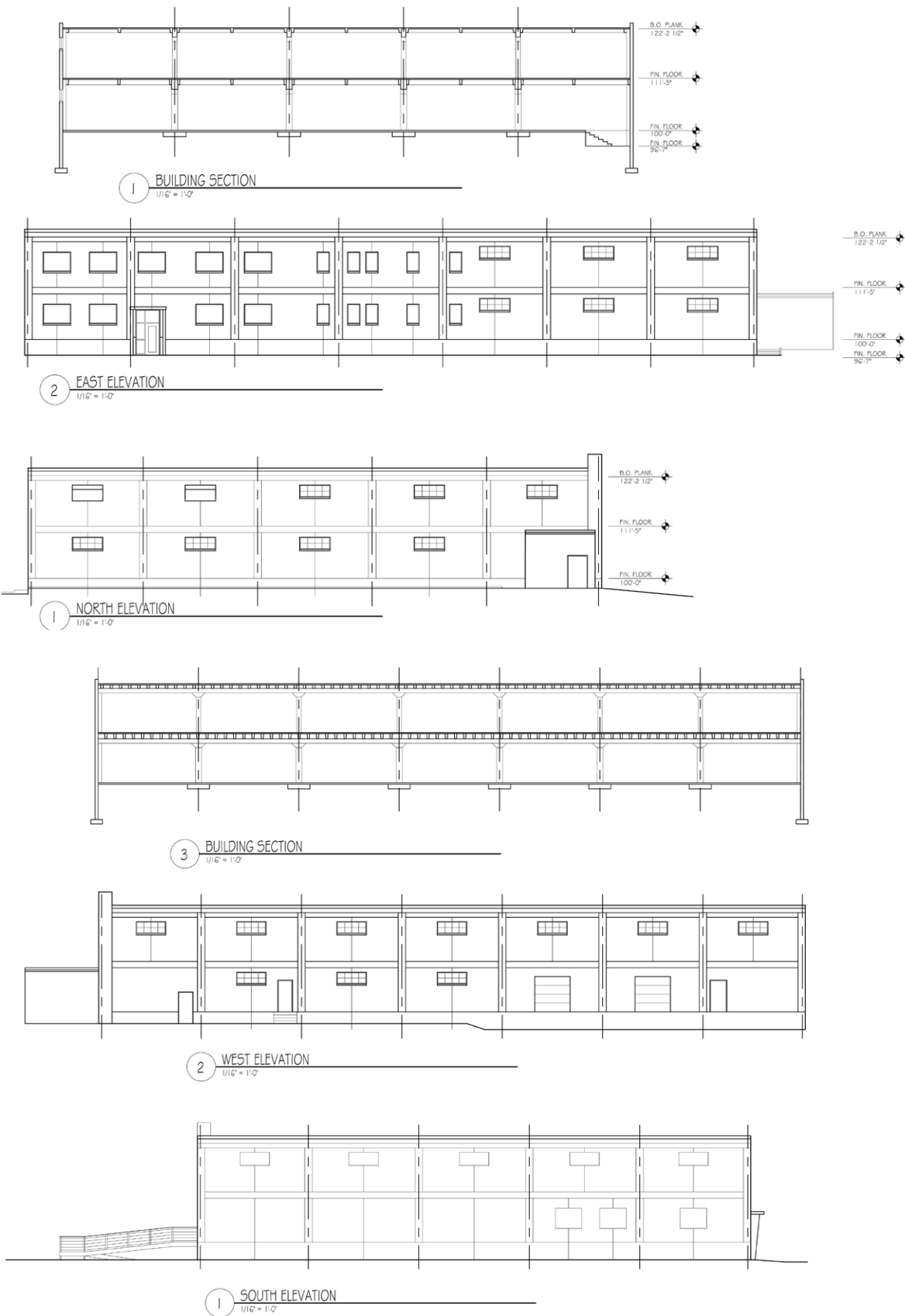
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