

CALICO PRAIRIE LAND

4441 CALICO DRIVE, FARGO, ND 58104



FOR SALE

EXCELLENT OFFICE/RETAIL LAND IN RAPIDLY GROWING AREA



Lot 2 - 62,903 SF

PRICE: \$8.46 PSF



Nate Vollmuth | 701.893.3839

nate@goldmark.com
www.goldmarkcommercial.com

Anne Kallhoff | 701.866.4425

akallhoff@roers.com
www.roers.com

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4441 CALICO DRIVE, FARGO, ND 58104

LOT SIZES:

LOT 2: 62,903 SF (46,281 SF buildable)

PRICE:

LOT 2: \$8.46 PSF (\$11.50 PSF buildable)

LEGAL DESCRIPTION

Calico Prairie 3rd Addition
Lot 2, Block 1

PARCEL NUMBER

01-8834-00200-000

ZONING

LC

SPECIALS

\$1.60 PSF

PROPERTY DESCRIPTION:

Prime commercial land on 45th Street S. With traffic counts of 30,000+ cars per day, this site has great visibility and access. Sanford Health's new hospital is less than ¾ miles away. Interchange to Interstate 94 is ½ mile to the north. This development will have great accessibility to 45th Street, a major arterial road in south Fargo. This is a great opportunity for commercial or retail business requiring excellent access, strong visibility and high traffic counts. Storm water pond maintenance costs and use via Pro Rata of developed lots.

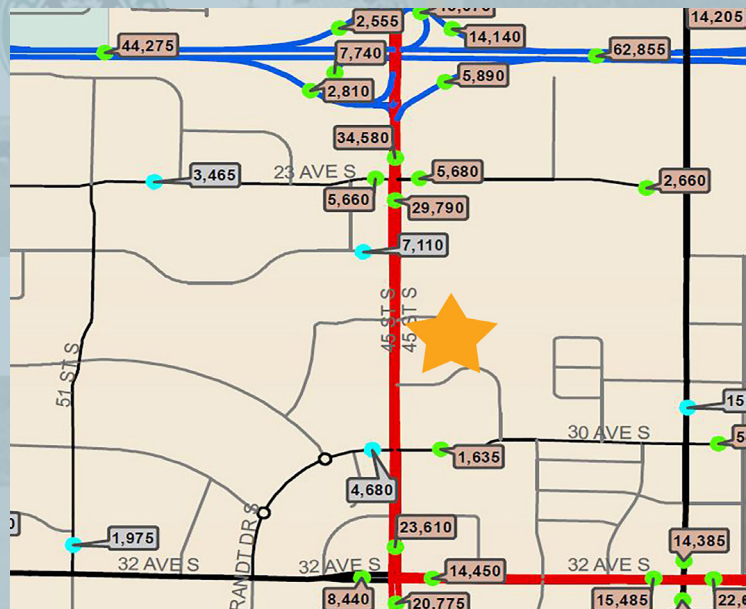
SITE FEATURES:

- Strong Traffic Counts
- Great Tenant Mix in the Area
- New Developments in the Works

NEIGHBORING BUSINESSES:

- Starbucks
- Holiday Gas Station
- Sanford Hospital
- Dairy Queen
- Kwik Trip
- Pizza Ranch
- Slim Chickens
- Sonic

TRAFFIC COUNTS:

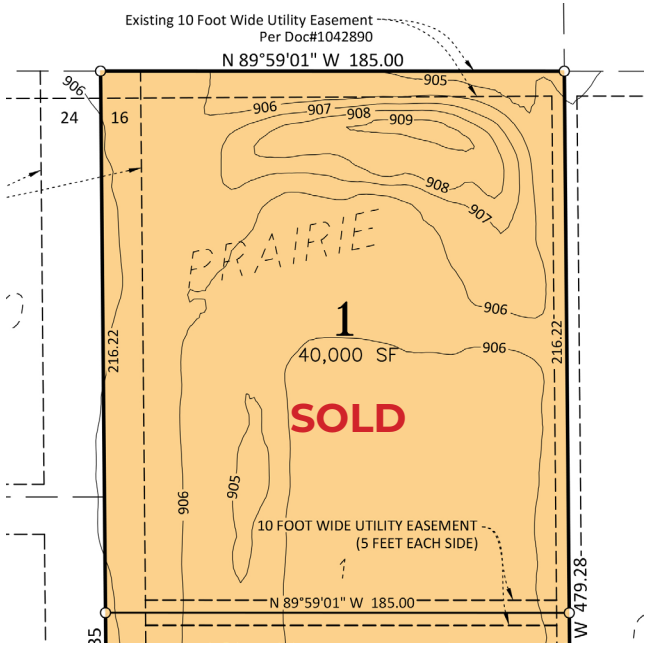


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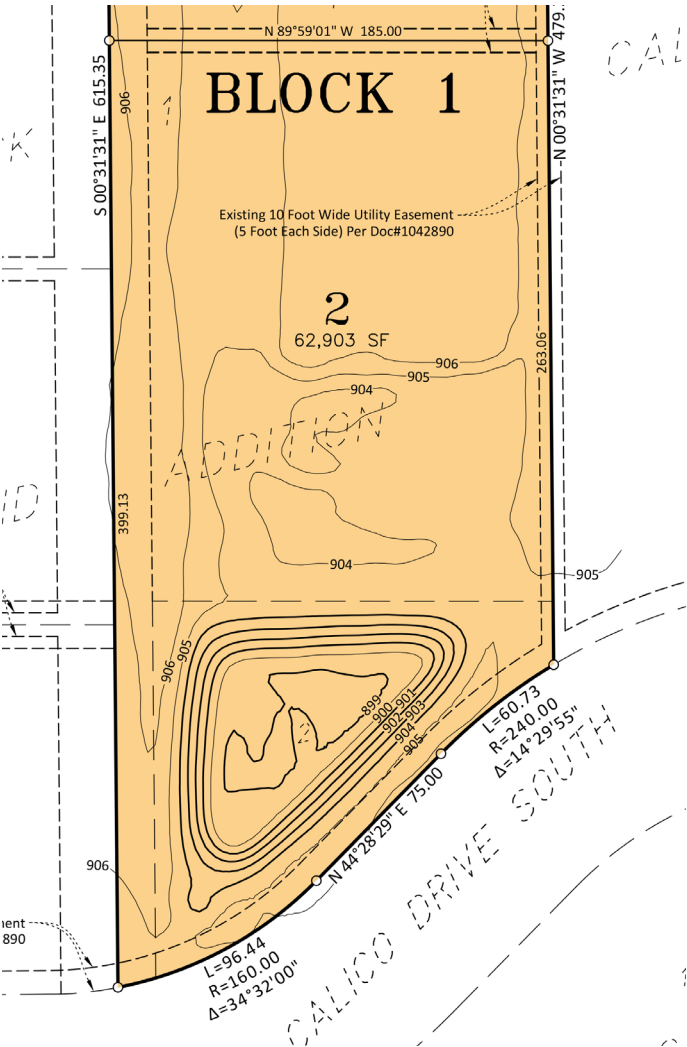
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LOT 1



LOT 2



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MAP LOCATION



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