COMMERCIAL LAND FOR SALE

Corner of 45th St S & 40th Ave S, Fargo, ND



Prime commercial development land located at the corner of 45th St S and 40th Ave S. An Ideal location for retail or professional services which sits in the middle of one of the fastest growing areas in Fargo. This parcel, with some of the highest traffic counts in the metro, has access from both 45th St S and 40th Ave S. Seller will subdivide.

ADDRESS: 4455 40th Ave S, Fargo

PROPERTY SIZE: 173,618 sf (5.04 acres) exact sf TBD

SALE PRICE: \$2,604,270.00 (\$15.00 / SF)

ZONING: Commercial

PARCEL NUMBER: 01-7160-00100-000

TAXES / SPECIALS: Contact agent TRAFFIC COUNTS: 18, 810 ADT



Kelly Parrett / Commercial Realtor
Broker Associate
1.701.361.1387
kellyparrett@remax.net
www.legacycommercialnd.com

^{*} 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.