

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

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