



FOR SALE

\$2,100,000

17 & 21 8TH STREET SOUTH
811 1ST AVENUE SOUTH (PARKING PARCEL)

FARGO, NORTH DAKOTA

DOWNTOWN FARGO

MIXED-USE INVESTMENT OPPORTUNITY



4
COMMERCIAL
SUITES



9
APARTMENT
UNITS



26
DEDICATED
PARKING SPACES



3
PARCELS
INCLUDED



NEARLY
15,000 SF
OF BUILDING AREA



DOWNTOWN
FARGO
LOCATION

PROPERTY OVERVIEW

An exceptional mixed-use investment opportunity in the heart of Downtown Fargo. This offering includes two historic brick buildings with four commercial suites and nine apartment units, plus a dedicated parking lot parcel featuring 26 on-site parking stalls.

One commercial suite was owner-occupied in 2025 and did not generate rental income. Leasing this suite at market rates presents an opportunity to increase annual NOI by approximately \$30,000.

Additionally, the on-site parking parcel offers potential to generate recurring income through monthly parking leases, further enhancing overall cash flow and long-term value.

Ideal for investors seeking stable cash flow and long-term appreciation or for an owner-occupant looking to offset occupancy costs with strong in-place income.

FINANCIAL SNAPSHOT



PARKING INCOME POTENTIAL
~\$24,000+ / YEAR
26 stalls with strong demand for monthly parking leases in Downtown Fargo



OWNER-OCCUPIED SUITE PROJECTED RENT
~\$30,000 / YEAR



CURRENT NOI
~\$92,000



PROJECTED STABILIZED NOI
~\$146,000+
Includes leasing owner suite at market rates and potential parking income



DIVERSIFIED INCOME STREAM
COMMERCIAL, RESIDENTIAL & PARKING

Detailed financials and full P&L available upon request.

PROPERTY DETAILS

Year Built	1900 & 1901
Building Area	Nearly 15,000 SF
Land Area	0.38 Acres (3 Parcels)
Parking	26 Dedicated Stalls (Leasing Potential)
Zoning	DMU – Downtown Mixed Use (Fargo)
Construction	Historic Brick
Use	Mixed-Use (Commercial & Residential)



PRESENTED BY:
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OWNER-OCCUPANT
OR INVESTMENT
OPPORTUNITY