

# SOUTH FARGO OFFICE SUITE

827 28<sup>TH</sup> ST S, SUITE B, FARGO, ND 58103



## FOR SALE



### EXCELLENT OFFICE SPACE NEAR 13<sup>TH</sup> AVE & 25<sup>TH</sup> ST

Sale Price: \$530,000

Size: 3,200 SF

**Paul Campbell** | 701.893.2826

[paul.campbell@goldmark.com](mailto:paul.campbell@goldmark.com)

**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

# SOUTH FARGO OFFICE SUITE

827 28<sup>TH</sup> ST S, SUITE B, FARGO, ND 58103



## SALE PRICE

\$530,000

## SIZE

3,200 SF

## YEAR BUILT

1989

## PARCEL NUMBER

01-4022-01013-020

## OWNER EXPENSES

Association Fees  
Taxes  
Electric  
Heat

## 2023 TAXES

\$7,157.49

## PROPERTY DESCRIPTION:

A great office suite in South Fargo is now available for sale! This is a rare opportunity to own an office suite in this size and price range. Located near busy 13th Avenue and 25th Street, this property has numerous professional and retail businesses nearby.

Sitting at 3,200 SF, this uniquely designed office building contains front door parking, adequate parking, direct exterior access, reception area, over a dozen rooms for offices and conference rooms, work areas, and private restrooms. Numerous improvements have been made since 2018. The association handles snow removal and lawn care. This is a great opportunity for an owner-occupier, investor, or both!

## RECENT IMPROVEMENTS (SINCE 2018):

- Furnace/AC
- Carpet
- Paint
- LED lights
- Ceiling tile and grid
- Main entry doors

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.



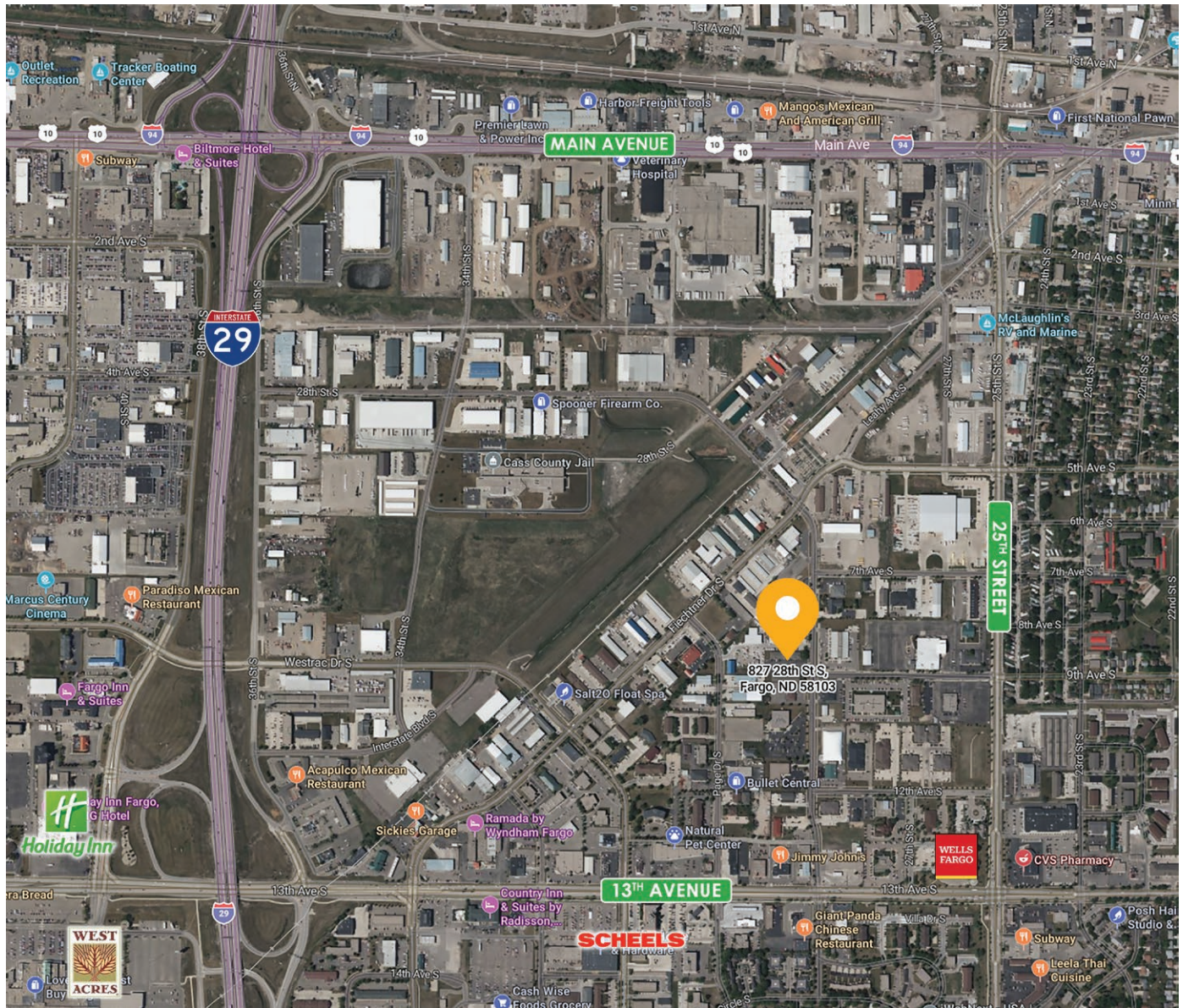


# SOUTH FARGO OFFICE SUITE

827 28<sup>TH</sup> ST S, SUITE B, FARGO, ND 58103

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

AREA MAP



## NEIGHBORS:

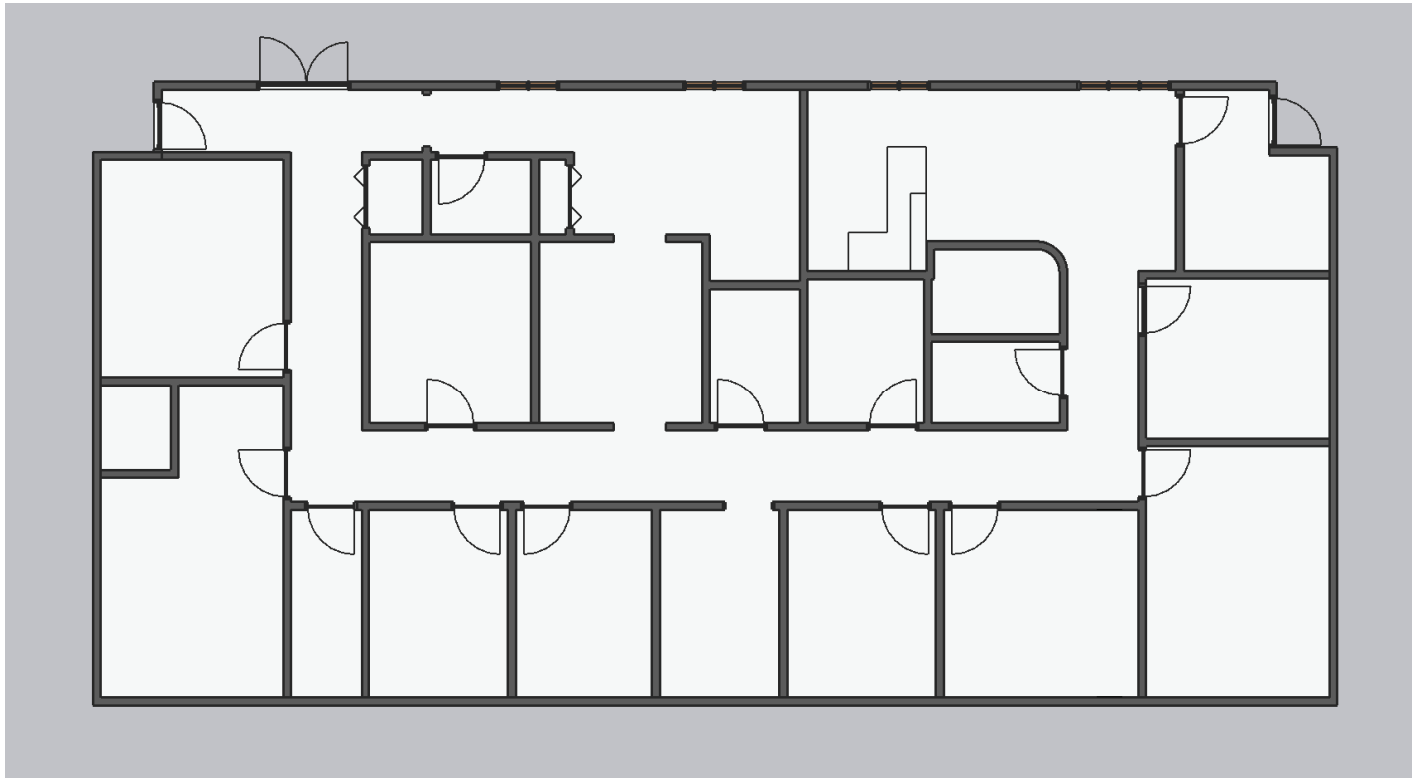
- Corwin Family Dentistry
- Surety Life & Casualty Insurance
- 701 Chiropractic
- Regency Home Healthcare
- JD Legal Planning
- Superior Insurance

# SOUTH FARGO OFFICE SUITE

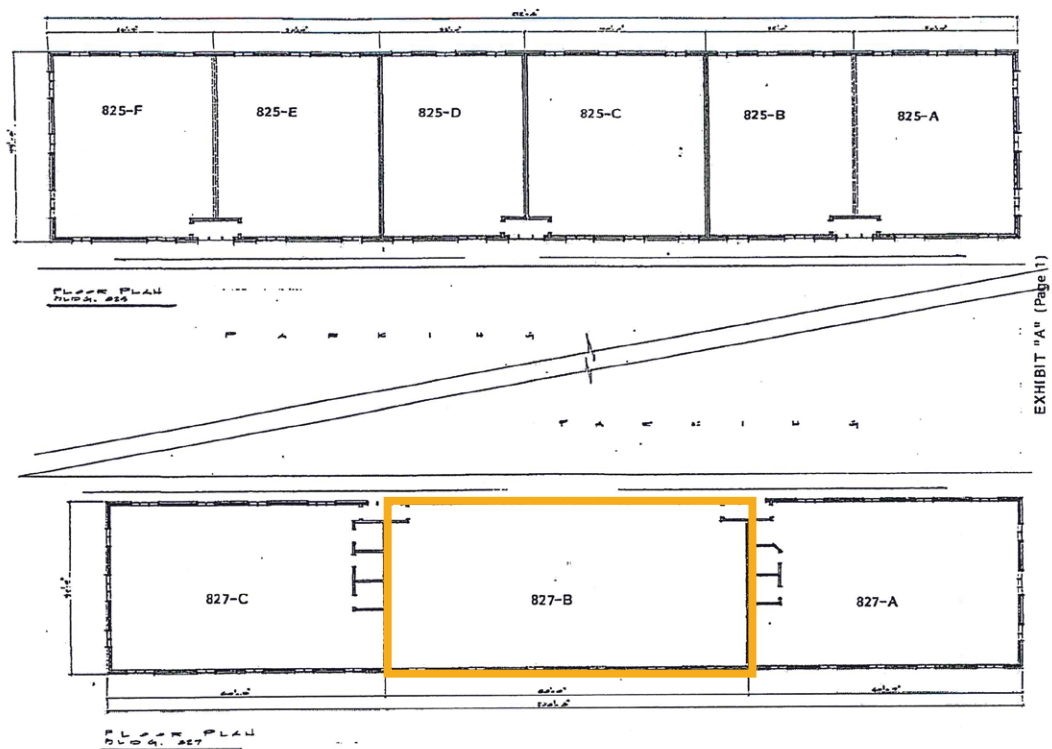
827 28<sup>TH</sup> ST S, SUITE B, FARGO, ND 58103

**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

FLOORPLAN



SITEPLAN





# SOUTH FARGO OFFICE SUITE

827 28<sup>TH</sup> ST S, SUITE B, FARGO, ND 58103

  
**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

EXTERIOR PHOTOS





# SOUTH FARGO OFFICE SUITE

827 28<sup>TH</sup> ST S, SUITE B, FARGO, ND 58103

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

INTERIOR PHOTOS

