

FORMER BURGER KING

1212 36TH ST S, FARGO, ND 58103


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR LEASE OR SALE



STAND-ALONE QUICK SERVICE RESTAURANT NEAR I-29 & 13TH AVE

OFFERING UP TO 1-YEAR OF FREE BASE RENT FOR A QUALIFIED TENANT!

Lease Rent: \$40 PSF NNN

Sale Price: \$1,750,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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LEASE RENT

\$40.00 PSF

SALE PRICE

\$1,750,000

TENANT EXPENSES

NNN

BUILDING SIZE

4,284 SF

YEAR BUILT

2014

LOT SIZE

0.82 Acres

PARKING SPACES

51

PARCEL NUMBER

01-1420-00200-000

ZONING

Commercial

2023 TAXES

\$22,066.81

PROPERTY DESCRIPTION:

This fantastic former Burger King building is now for lease or sale at the busy crossroads of I-29 and 13th Avenue S!

At one of the busiest locations in the entire Fargo metro, this stand-alone quick service restaurant building boasts a great look, tall visible pylon signage, a large parking lot, and drive-thru. Nearby traffic counts include over 66,000 on I-29 and 27,000 on 13th Avenue.

Inside, you'll find a turn-key restaurant space with seating areas, booth fixtures, large order counter, kids play area, two restrooms, a kitchen area with equipment available, sinks, and office area. Take advantage of this incredible opportunity to lease or buy a rare stand-alone quick service restaurant building for your new business or investment!

NEIGHBORING BUSINESSES:

- Perkins
- Motel 6
- Acapulco Restaurant
- West Acres Mall
- Best Buy
- Panera
- Chick Fil-A
- Target

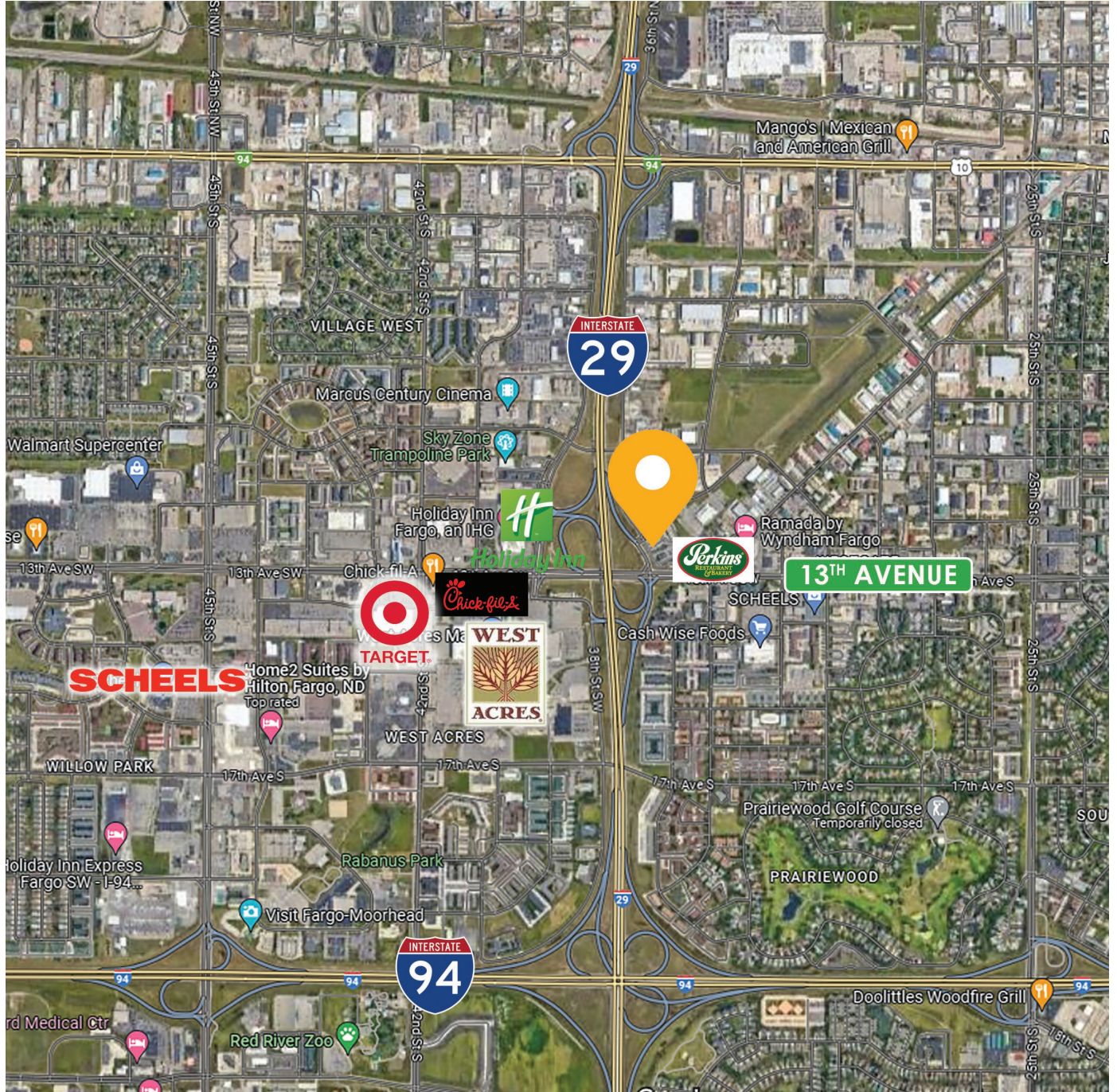
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AREA MAP



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EXTERIOR PHOTOS



FORMER BURGER KING

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INTERIOR PHOTOS



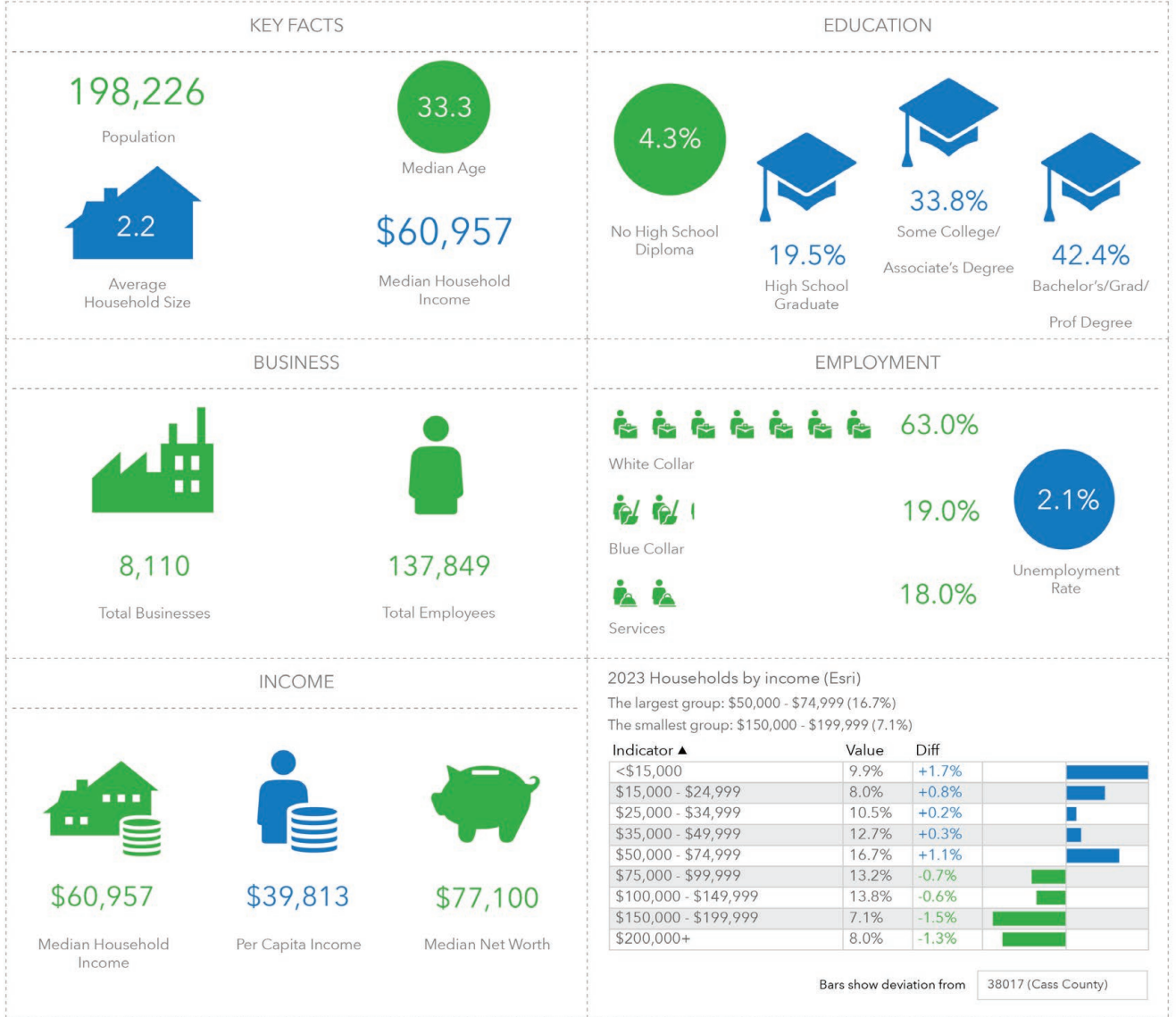
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DEMOGRAPHICS | 5-MILE RADIUS

Key Facts

1212 36th St S, Fargo, North Dakota, 58103
Ring of 5 miles



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri