

1320 PROPERTY

1320 1ST AVE N, FARGO, ND 58102



FOR SALE OR LEASE



INVESTMENT/OWNER-OCCUPANT OR LEASING OPPORTUNITY!

Sale Price: \$1,399,000

Building Size: 8,117 SF

Lot Size: .523 acres

Space available for lease: 4,050 SF

Lease Rate: \$16.75 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BUILDING SIZE

8,117 SF

PRICE

\$1,399,000

YEAR BUILT

1966

LOT SIZE

22,770 SF | .523 acres

PARCEL NUMBER

01-2340-03041-000

2025 TAXES/SPECIALS

\$16,664.05

ZONING

Commercial

LEASE RATE

\$16.75 PSF (includes CAM \$3.31 PSF)

SPACE AVAILABLE FOR LEASE

4,050 SF

TENANT EXPENSES

Phone system, liability insurance

PROPERTY DESCRIPTION:

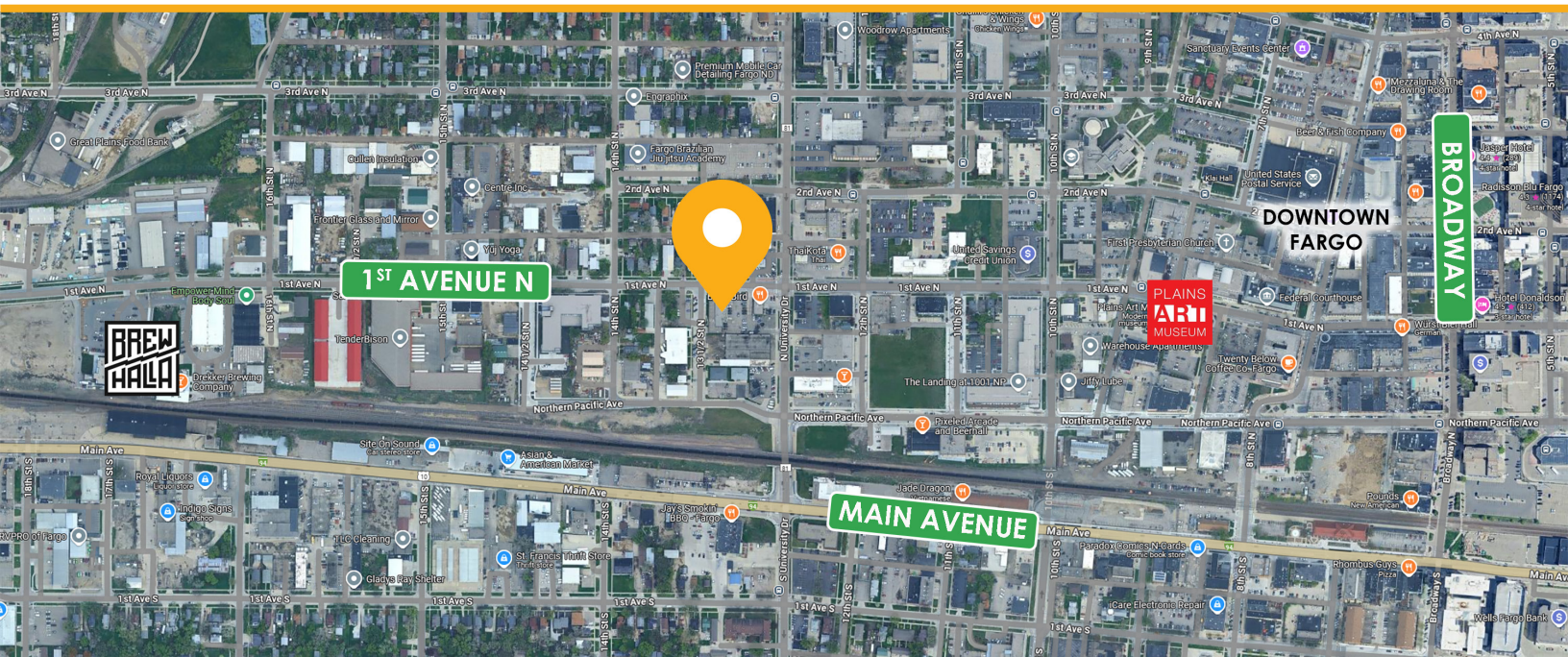
For Sale: Investment and/or Owner Occupant opportunity right off 1st Ave North and University Dr in Fargo! This property has been remodeled over the last few years to offer flexibility to any investor or owner occupant. The building has two Tenants with multiple years left on their lease terms and the Seller is willing to sign a short-term leaseback after closing, which would be a perfect opportunity for any business owner looking to own real estate and have supplement income via Tenants!

For Lease: Opportunity to lease a renovated office space near Downtown Fargo with a large parking lot for employees! This space boasts multiple offices, conference rooms, break room, and additional cube area for a multitude of businesses! The CAM includes majority of expenses for any Tenant and the Owner is flexible on term and space being utilized! Come check out this great office spot before it's too late!

PROPERTY FEATURES:

- Opportunity for new owner to occupy space while assuming current Tenant leases for cash flow (approx. 4k SF for new owner)
- Updated office space for a multitude of business operations
- Convenient location off University Dr and 1st Avenue N.
- Close proximity to Drekker Brewing and Brewhalla

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.

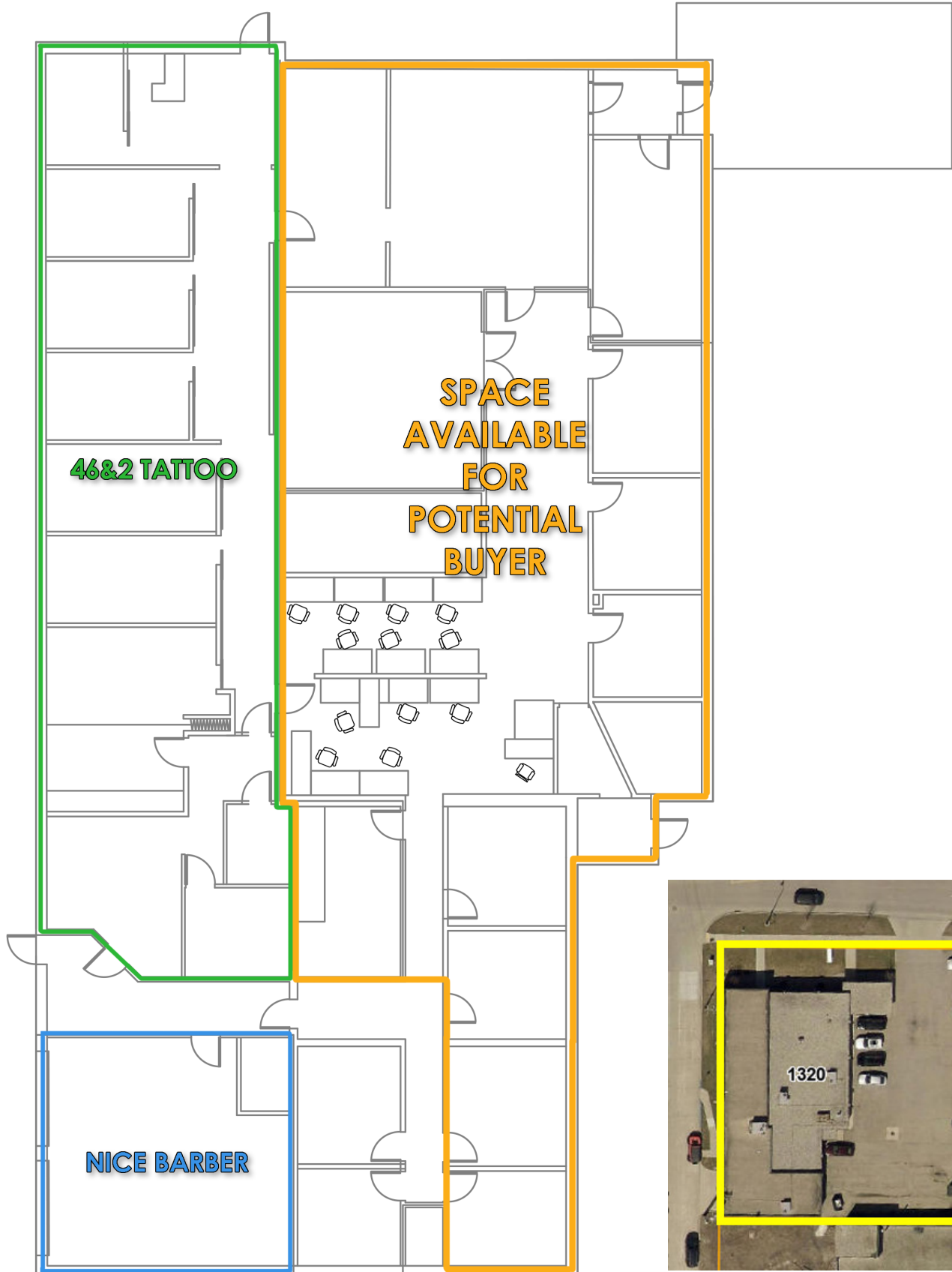


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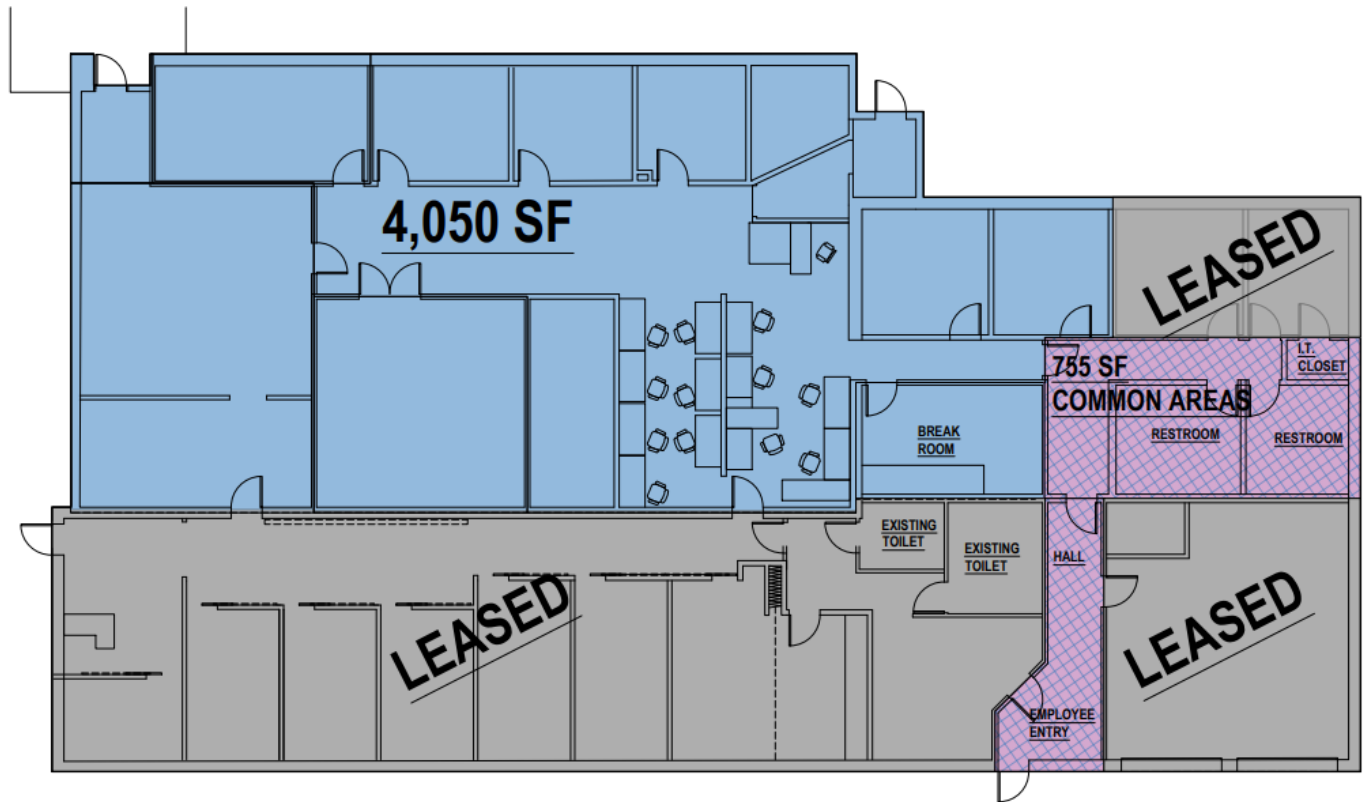
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FLOORPLAN



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FLOOR PLAN

Scale: NTS

Base Rent: \$13.44 PSF

CAM: \$3.31 PSF

Total Rent: \$16.75 PSF

CAM includes:

- Heat/Ac
- Electricity
- Water/Sewer/Garbage
- Common area janitorial
- Internet
- Building Maintenance
- Snow/Lawn
- Taxes/Insurance

Tenant Expenses:

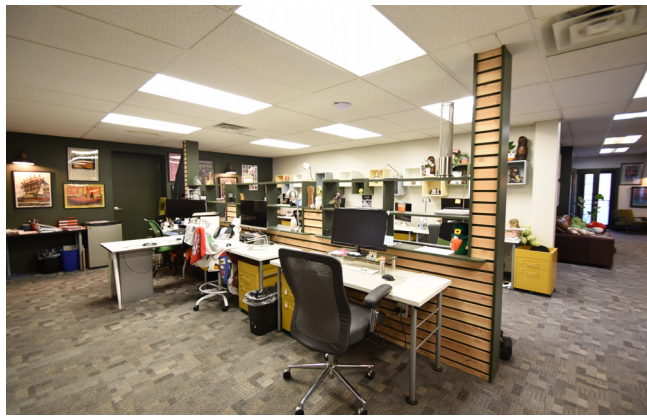
- Phone
- Tenant liability insurance

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INTERIOR PHOTOS



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