

DOWNTOWN OFFICE BUILDING

318 BROADWAY N, FARGO, ND 58102

GOLDMARKTM
COMMERCIAL REAL ESTATE INC

FOR SALE



BEAUTIFUL DOWNTOWN OFFICE BUILDING ON BROADWAY

SALE PRICE: \$5,500,000

BUILDING SIZE: 24,393 SF | PARKING LOT SIZE: 10,350 SF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

DOWNTOWN OFFICE BUILDING

318 BROADWAY N, FARGO, ND 58102



SALE PRICE

\$5,500,000

BUILDING SIZE

24,393 SF

YEAR BUILT

1955

PARCEL NUMBER

01-5010-00201-000

LEGAL DESCRIPTION

Lots 9 & 10 S.G. Roberts Plat #2 Addition

LOT SIZE

7,000 SF

2024 TAXES & SPECIALS

\$68,479.23

SPECIALS BALANCE

\$12,115.90

NEIGHBORING BUSINESSES

Fargo Theatre
Spicy Pie
Jasper Hotel
United States Postal Service
Federal Building
NDSU Barry Hall

PROPERTY DESCRIPTION:

A marquee opportunity in the heart of downtown Fargo—318 Broadway N is a newly renovated, four-story office building offering a prime location next to the historic Fargo Theatre. Originally built in 1955, this property underwent a complete renovation in 2019, blending modern office amenities with timeless architectural character.

PROPERTY HIGHLIGHTS:

- **Premier Downtown Location:** Situated on Broadway, Fargo's most vibrant commercial corridor, next to the iconic Fargo Theatre.
- **Four Levels of Modern Office Space:** Thoughtfully redesigned to provide a contemporary and efficient workspace.
- **2019 Full Renovation:** High-end updates throughout, offering a fresh, modern interior while preserving the building's character.
- **Rare On-Site Parking Available:** Adjacent parking lot at 418 Roberts St. N. is also for sale, a highly sought-after feature in downtown Fargo.
- **Unmatched Walkability & Visibility:** Surrounded by top restaurants, retail and entertainment destinations in a dynamic urban setting.

This is an extraordinary opportunity to own a piece of downtown Fargo's thriving business district. Whether for owner-occupancy or investment, 318 Broadway N offers an unbeatable combination of history, location and modern office space.

PROPERTY FEATURES:

- Large windows and updated finishings
- High end wood trim and finishes
- Sprinkler system
- On-building signage
- 3 reserved parking stalls in alley
- Elevator
- Full kitchen on 4th floor with open space for entertaining
- 4th Floor walk-out patio, built in BBQ overlooking Broadway
- Located next to the nostalgic Fargo Theatre
- Nearby parking lot with 30 stalls

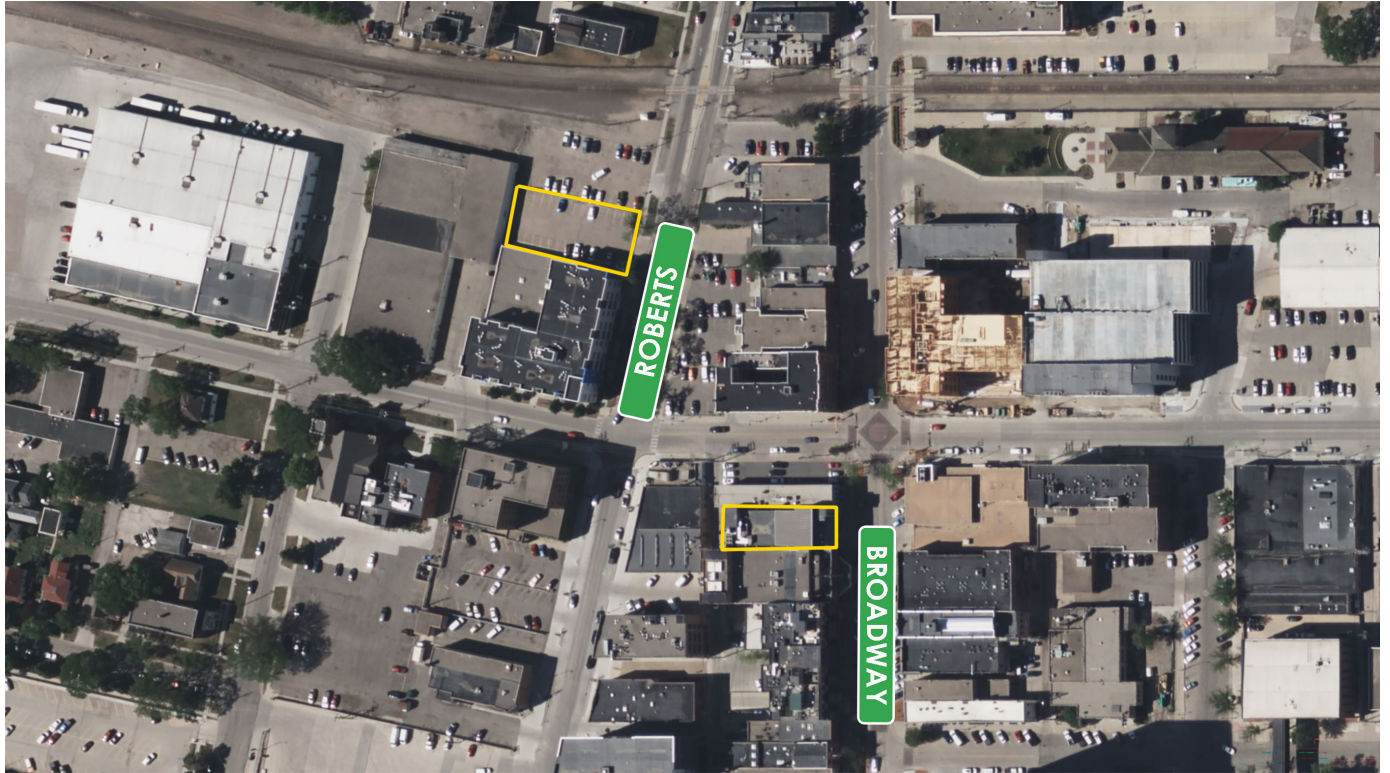
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AERIAL VIEW



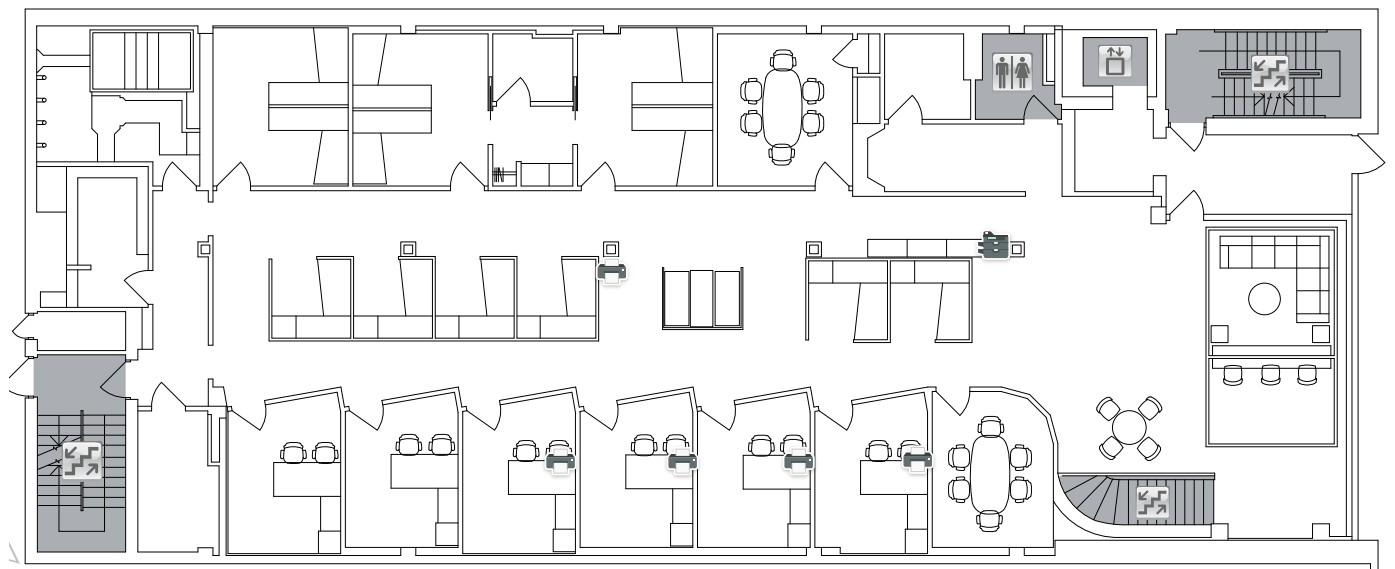
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FIRST FLOOR:

- Multiple built-in offices with glass panels
- Reception area
- Conference room
- Open work area
- Restrooms



DOWNTOWN OFFICE BUILDING

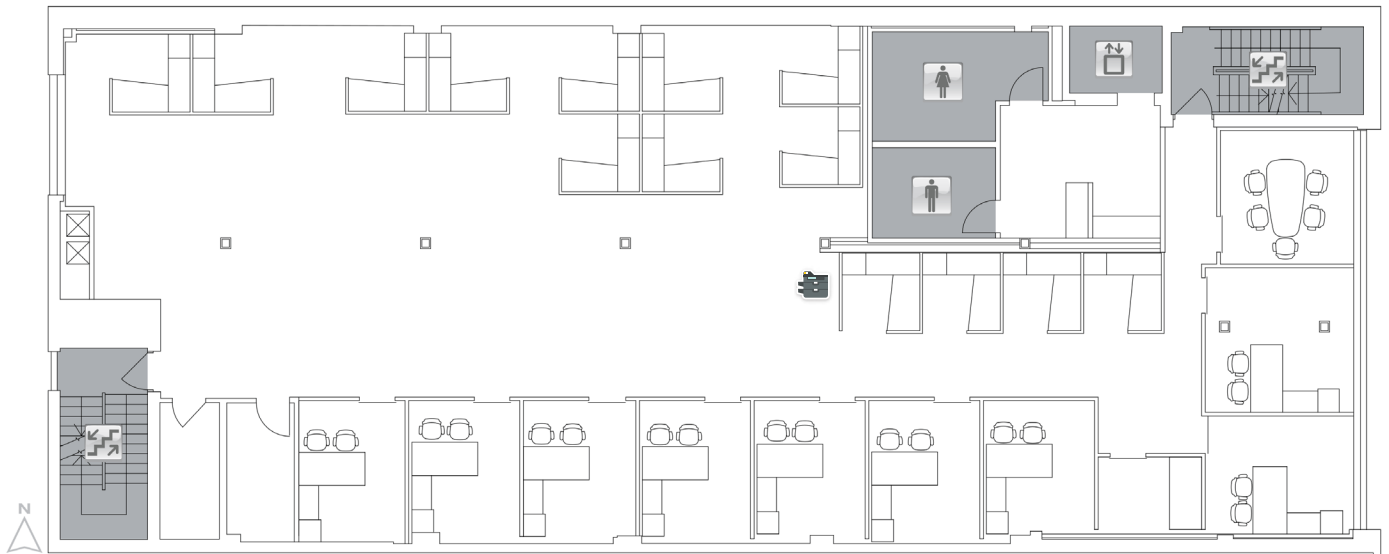
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SECOND FLOOR: 5,847 SF

- Offices with Broadway views
- Large open work space
- Kitchenette
- Restrooms



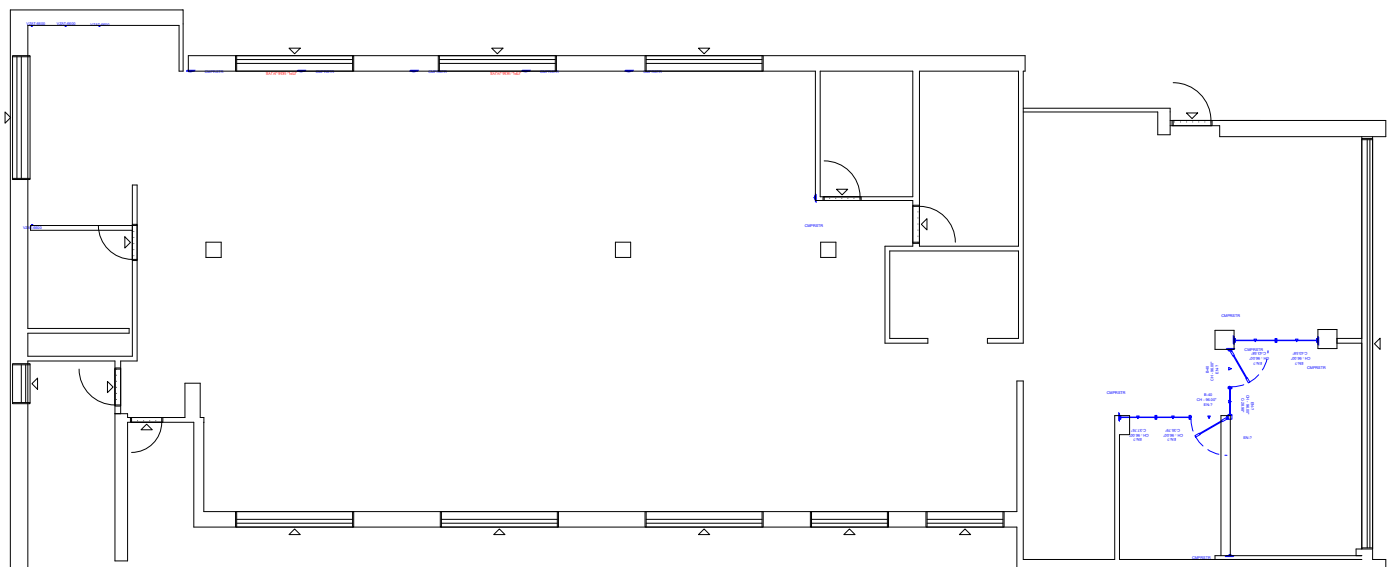
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THIRD FLOOR:

- Large reception/waiting area
- Wet bar
- Conference room with large windows
- Meeting room
- Work/storage area
- Open working area and office



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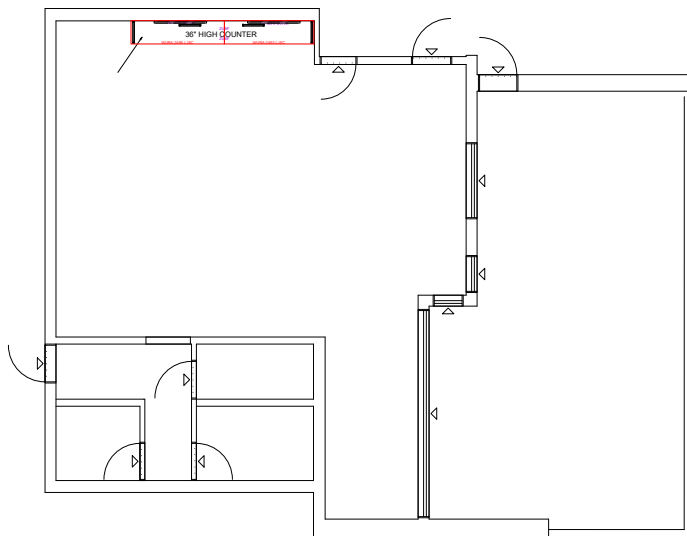
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FOURTH FLOOR



FOURTH FLOOR:

- Full kitchen with fridge, dishwasher, cabinetry, island, sink
- Large windows with abundant natural light
- Outdoor patio with built-in grill and amazing downtown views
- Large two-story staircase and custom wood detail ceiling
- Restroom
- Roof access

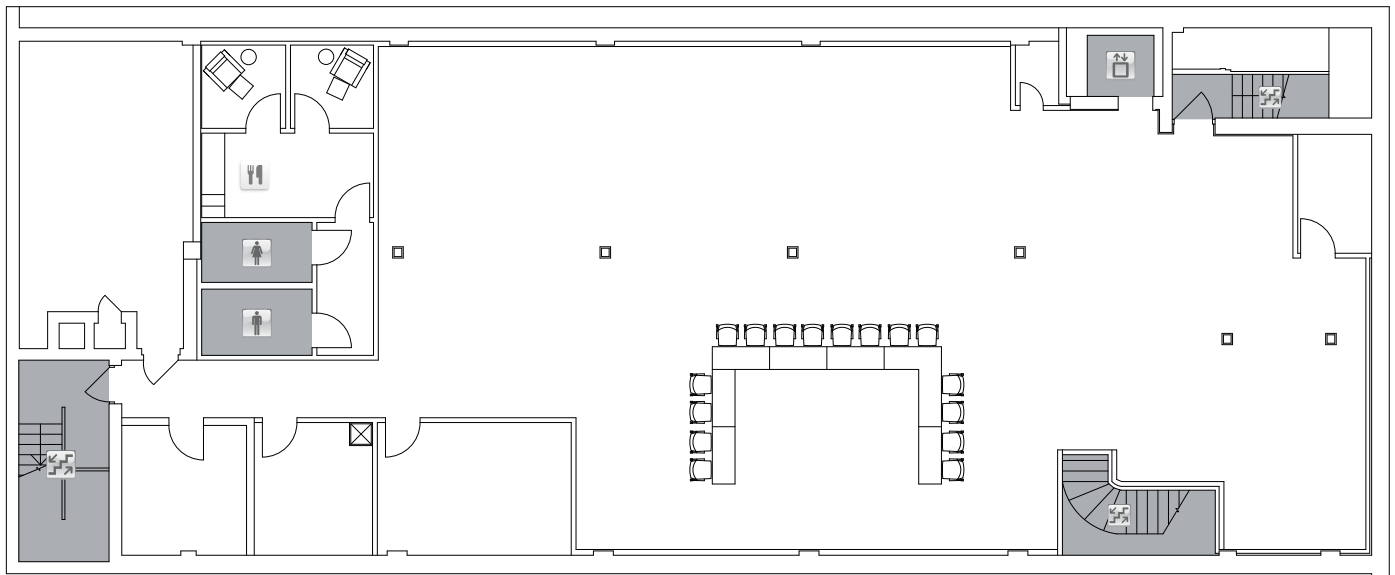


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BASEMENT:

- Large open space for training
- Storage room
- Mothers room
- Kitchenette
- Restrooms
- Utility room



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PARKING: 418 ROBERTS ST N, FARGO, 58102

- 24-hour reserved parking
 - 30 stalls
 - 10,350 SF
 - Asphalt surface
 - Parcel Number: 01-0450-00149-000
 - Legal Description: Lot: E Block: B CHAPIN JOHNSON & BARRETT'S
 - Taxes & Specials: \$3,184.10
 - Specials Remaining: \$4603.51
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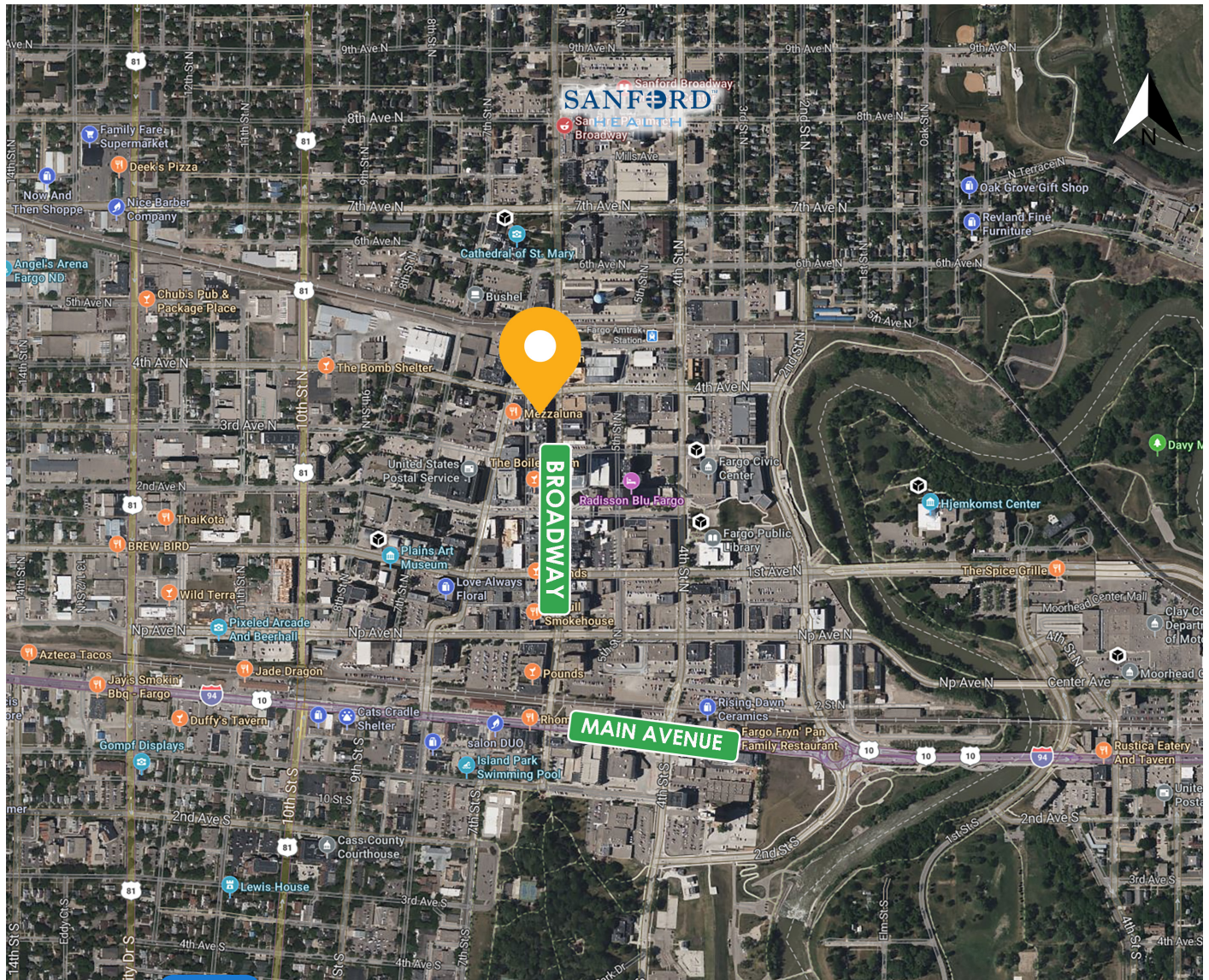


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REFERENCE MAP



DOWNTOWN OFFICE BUILDING

318 BROADWAY N, FARGO, ND 58102

1-MILE RADIUS

KEY FACTS

15,757

Population

33.7

Median Age



Average Household Size

\$45,727

Median Household Income

BUSINESS



1,533

Total Businesses



25,774

Total Employees

INCOME



\$45,727

Median Household Income



\$36,489

Per Capita Income



\$15,426

Median Net Worth

EDUCATION



No High School Diploma



18.4%
High School Graduate



33.1%
Some College/
Associate's Degree



42.8%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

59.3%



Blue Collar

21.9%



Services

18.8%



Unemployment Rate

2024 Households by income (Esri)

The largest group: <\$15,000 (19.7%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	19.7%	+10.6%	
\$15,000 - \$24,999	11.4%	+5.4%	
\$25,000 - \$34,999	9.4%	+3.2%	
\$35,000 - \$49,999	12.3%	+0.6%	
\$50,000 - \$74,999	16.9%	-2.4%	
\$75,000 - \$99,999	12.6%	-0.5%	
\$100,000 - \$149,999	7.9%	-7.3%	
\$150,000 - \$199,999	4.5%	-3.3%	
\$200,000+	5.2%	-6.4%	

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS

88,006

Population

32.7

Median Age



Average Household Size

\$56,917

Median Household Income

BUSINESS



4,530

Total Businesses



74,797

Total Employees

INCOME



\$56,917

Median Household Income



\$35,618

Per Capita Income



\$77,753

Median Net Worth

EDUCATION



No High School Diploma



22.5%
High School Graduate



33.6%
Some College/
Associate's Degree



38.9%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

58.8%



Blue Collar

22.1%



Services

19.1%



Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.2%)

The smallest group: \$150,000 - \$199,999 (5.4%)

Indicator ▲	Value	Diff	
<\$15,000	13.3%	+4.2%	
\$15,000 - \$24,999	8.6%	+2.6%	
\$25,000 - \$34,999	7.8%	+1.6%	
\$35,000 - \$49,999	13.3%	+1.6%	
\$50,000 - \$74,999	19.2%	-0.1%	
\$75,000 - \$99,999	13.9%	+0.8%	
\$100,000 - \$149,999	12.3%	-2.9%	
\$150,000 - \$199,999	5.4%	-2.4%	
\$200,000+	6.2%	-5.4%	

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS

163,890

Population

33.3

Median Age



Average Household Size

\$61,894

Median Household Income

BUSINESS



7,470

Total Businesses



122,993

Total Employees

INCOME



\$61,894

Median Household Income



\$38,154

Per Capita Income



\$84,093

Median Net Worth

EDUCATION



No High School Diploma



21.3%
High School Graduate



33.6%
Some College/
Associate's Degree



40.1%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

60.9%



Blue Collar

21.0%



Services

18.0%



Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	11.3%	+2.2%	
\$15,000 - \$24,999	7.6%	+1.6%	
\$25,000 - \$34,999	7.2%	+1.0%	
\$35,000 - \$49,999	12.8%	+1.1%	
\$50,000 - \$74,999	19.5%	+0.2%	
\$75,000 - \$99,999	14.3%	+1.2%	
\$100,000 - \$149,999	13.8%	-1.4%	
\$150,000 - \$199,999	6.1%	-1.7%	
\$200,000+	7.4%	-4.2%	

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ABOUT FARGO:

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate. With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US