

# FOR SALE

📍 222 Broadway N, Fargo, ND

## PROPERTY HIGHLIGHTS

Located in the heart of Downtown Fargo, this turnkey mixed-use commercial property features 14 leasable office/retail units with a diverse tenant mix and anchor tenants including Atomic Coffee and Pebble Spa. Recent capital improvements include a new roof, updated HVAC/electrical/sprinkler systems, and a refreshed main level.

The property generates stable cash flow with minimal near-term expenses and is ideally positioned in Fargo's most vibrant commercial and cultural corridor. An unfinished 2,750 sq ft upper-level space facing Roberts Alley offers value-add potential for owner-use or future tenant build-out.

**Inquire for rent roll & expenses**

**ASKING \$3,500,000**



## PROPERTY FEATURES:

### Total Units

- 14 leasable retail or office spaces

### 1<sup>st</sup> Floor

- Atomic Coffee
- Dempsey's
- True Light Studios

### 2<sup>nd</sup> Floor

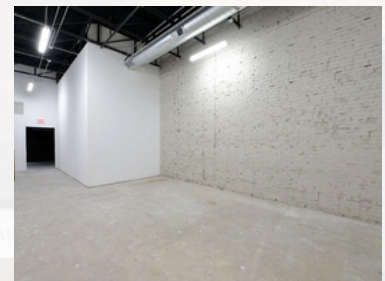
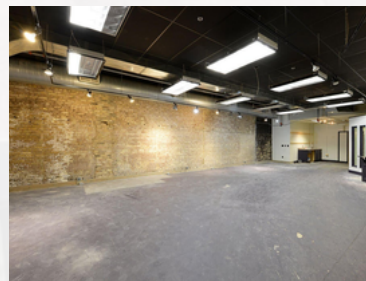
- Pebble Spa
- Vacant (2,700 Sqft)

### Basement

- Multiple units available for lease

### Other Amenities

- \$100M RDO building across the street
- Just down the street from Broadway Square
- Building Signage on Broadway
- Roberts Street Parking Garage nearby



**Tyler Bretz | Realtor | Broker**



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