

MAIN AVE OFFICE CONDO

1220 MAIN AVE, SUITE 105, FARGO, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



PRIME LOCATION FOR OFFICE ON MAIN AVE & UNIVERSITY

SPACE AVAILABLE: 3,941 SF
BASE RENT: \$13.00 PSF | CAM: \$6.77 PSF
SALE PRICE: \$545,000

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CONDO SIZE

3,941 SF

YEAR BUILT

1983

PARCEL

01-2240-01750-050

SALE PRICE

\$545,000 | \$138.29 PSF

ANNUAL CONDO FEE

\$16,456

ANNUAL TAXES & SPECIALS

\$10,234.24

SPECIALS REMAINING

\$24,681.84

BASE RENT

\$13.00 PSF

CAM

\$6.77 PSF (includes condo fee & taxes)

RENT/MONTH

\$6,493

TENANT EXPENSES

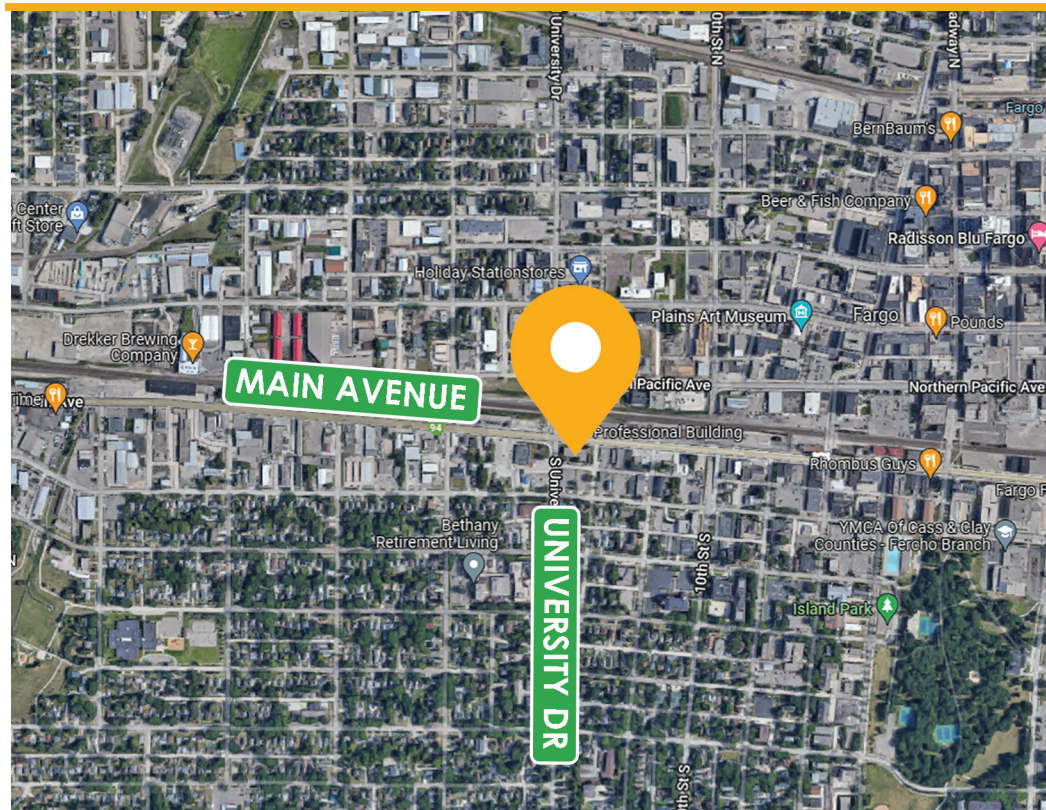
Heat/AC
Electricity
Janitorial
Phone/Internet

PROPERTY DESCRIPTION:

Located directly on the bustling corner of Main Avenue and University Drive, this office condo is just a stone's throw from all that Downtown Fargo has to offer. With abundant front-door parking (both assigned and first-come), you will find this first floor suite incredibly easy to access directly past the main entrance. The condo features 8 offices, two conference rooms, a reception area, flexible open area for work, plenty of storage, and a handy kitchen/break room.

The property has recently been improved with a brand-new roof and upgraded landscaping. This office condo is being offered for sale or for lease, and with its strategic location near many amenities, it offers a great mix of convenience, functionality, and aesthetic appeal.

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.

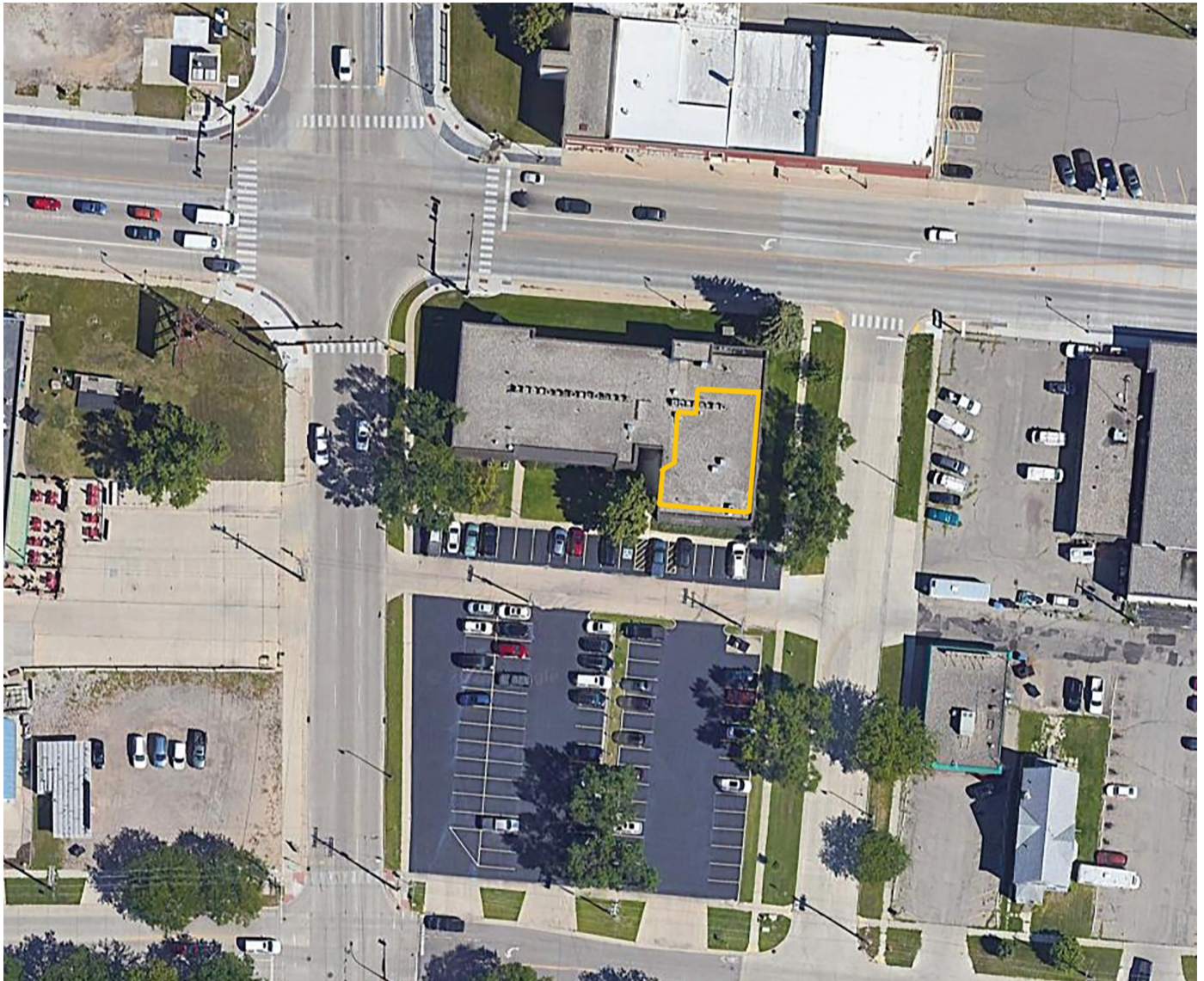


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AERIAL VIEW



PROPERTY FEATURES:

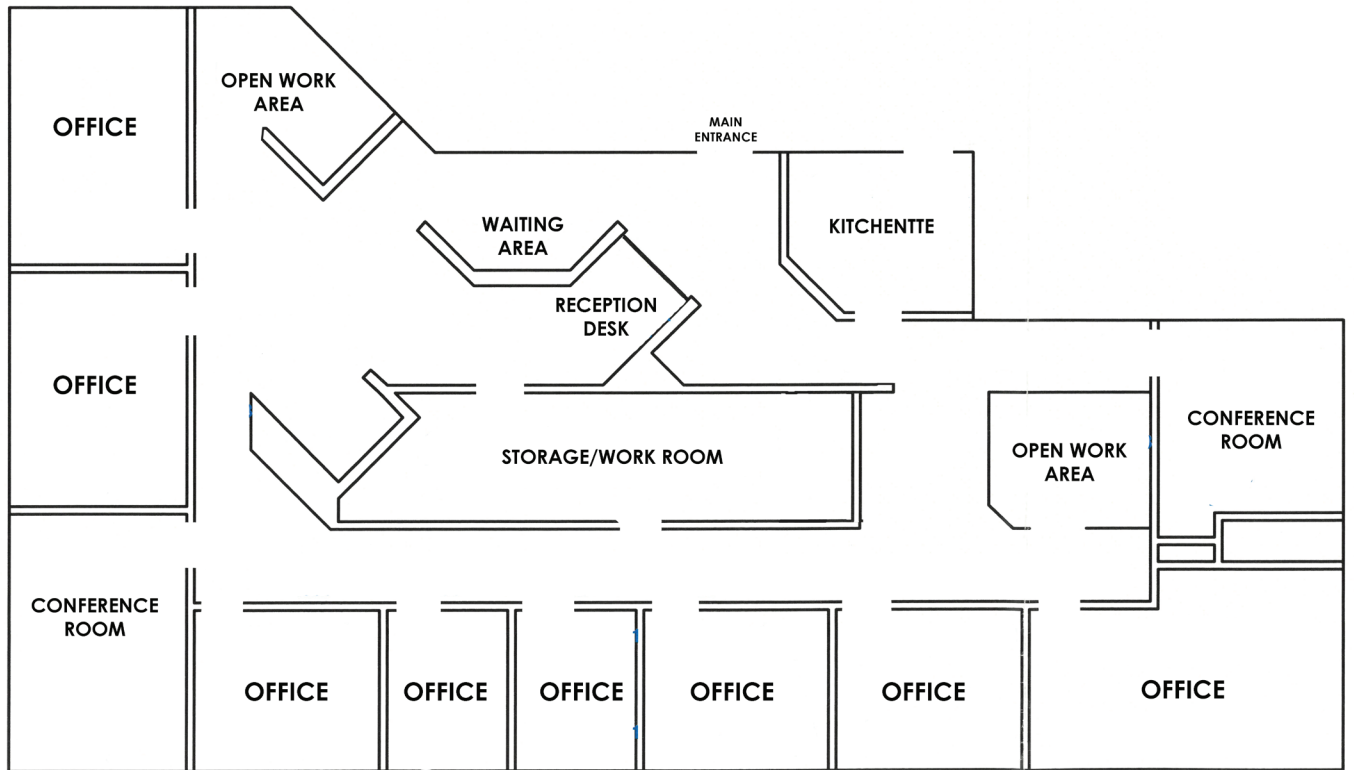
- *Convenient location*
- *Front-door parking (both assigned spots and first-come)*
- *Recent updates to roof and landscaping*
- *8 offices*
- *2 conference rooms*
- *Open working areas*
- *Reception area*
- *Kitchen/break room*
- *Large storage/work room*

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FLOORPLAN



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INTERIOR PHOTOS



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INTERIOR PHOTOS

