

17TH AVE S & I-29 LAND

1655 35TH ST S, FARGO, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC



EXCELLENT COMMERCIAL LAND OFF I-29 NEAR WEST ACRES MALL

LOT SIZE: 46,801 SF | 1.07 acres

PRICE: \$702,015 | \$15.00 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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LOT SIZE

46,801 SF | 1.07 acres

PRICE

\$702,015 | \$15.00 PSF

SPECIALS REMAINING

\$6,604.75 | \$0.14 PSF

2024 TAXES & SPECIALS

\$3,550.98

LEGAL DESCRIPTION

Lot 1 Block 1 Dakota Land 2nd Addition

ZONING

GC – General Commercial

FLOODPLAIN

None

PROPERTY DESCRIPTION:

Rare opportunity to buy a 1-acre lot with frontage and visibility along I-29 with over 86,000 vehicles passing by daily. This general commercial land is ideal for businesses seeking prime exposure and convenient access to the West Acres area, 13th Avenue, and I-29. Located outside of the flood plain with minimal remaining special assessments, this land is prime for commercial development.

PROPERTY FEATURES:

- Incredible visibility to I-29 & over 86k vehicles/day
- Near West Acres & 13th Ave S
- Easy access off 17th Ave S
- Zoned General Commercial
- Low remaining specials

TRAFFIC COUNTS:

- I-29: 76k+ VPD
- 17th Ave S: 10k+ VPD

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.

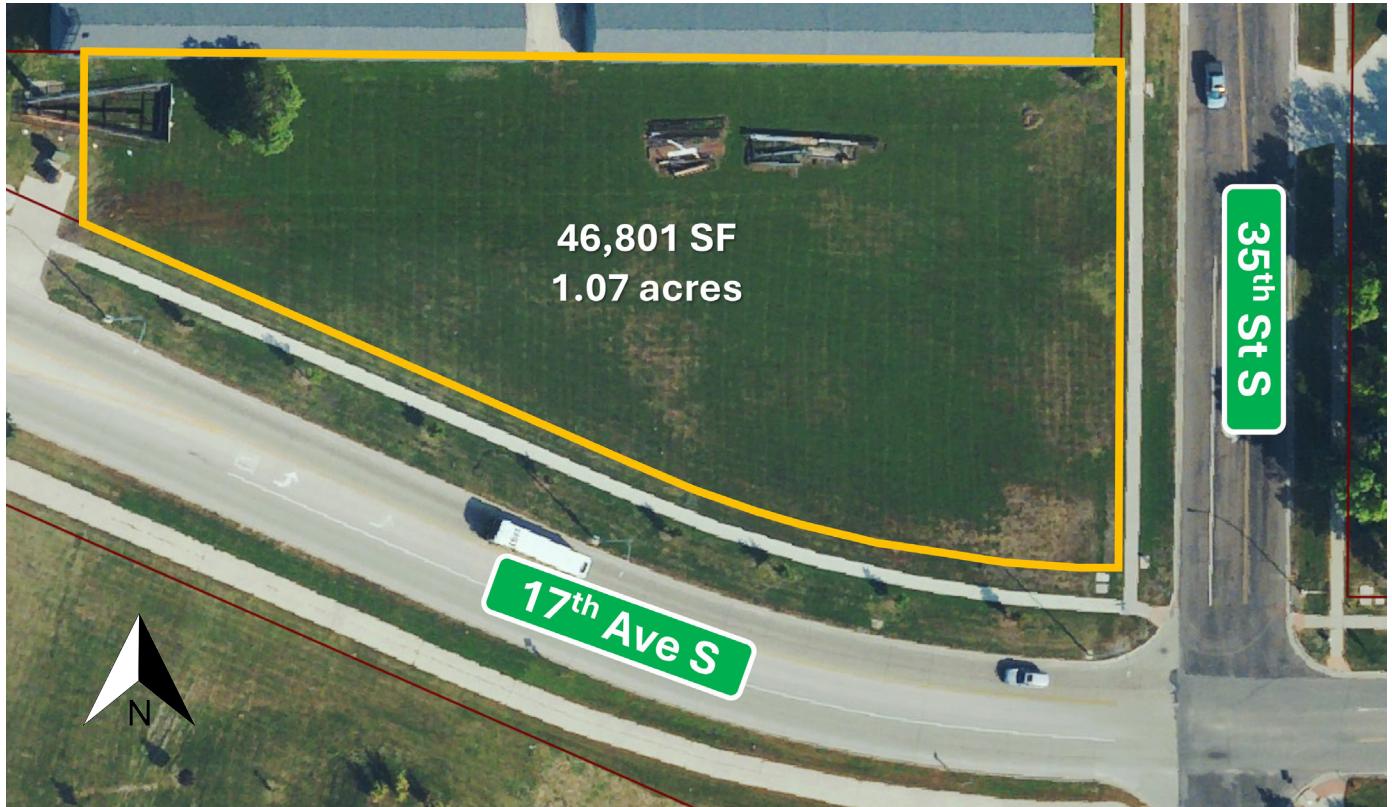


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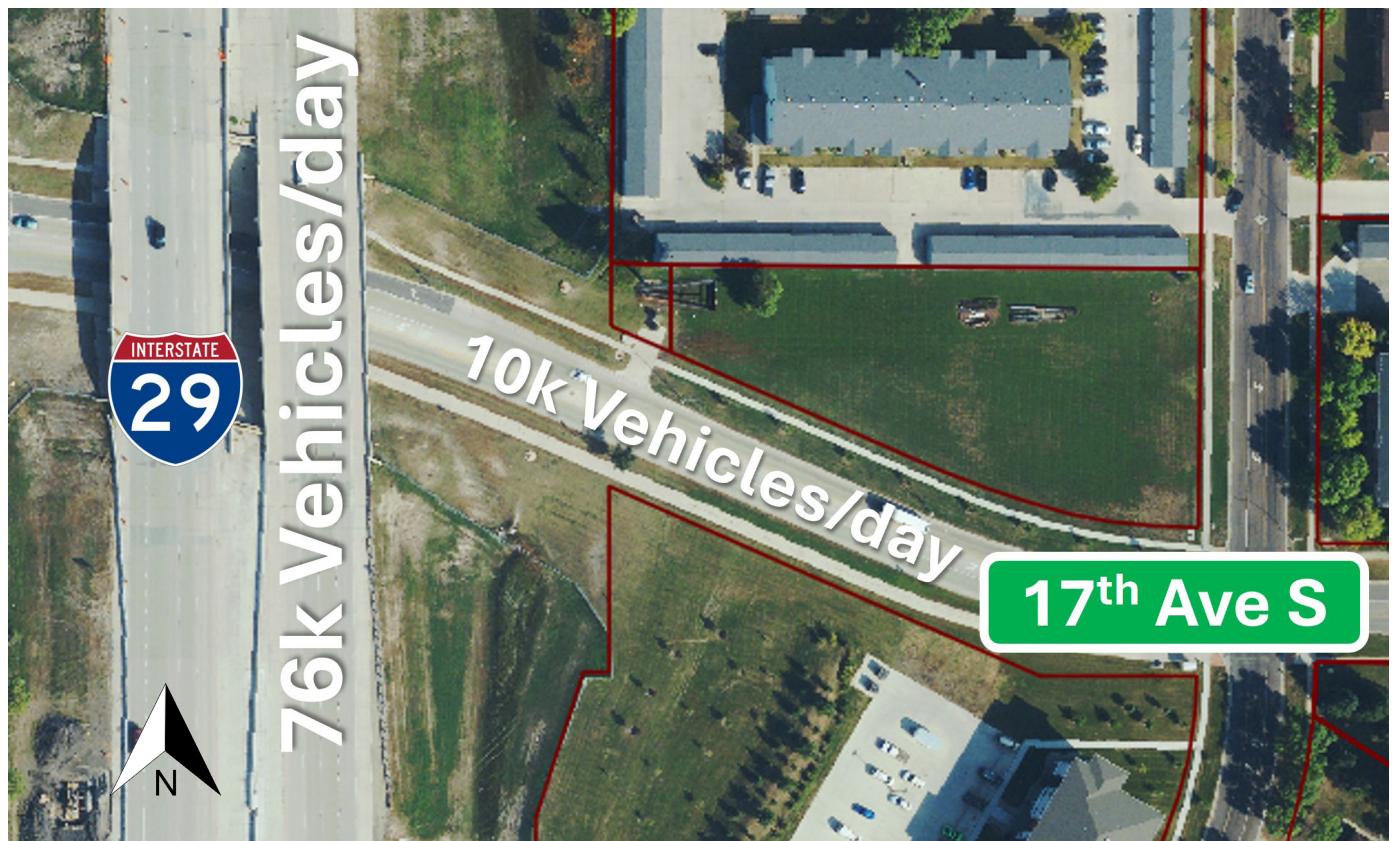
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PARCEL MAP



TRAFFIC MAP

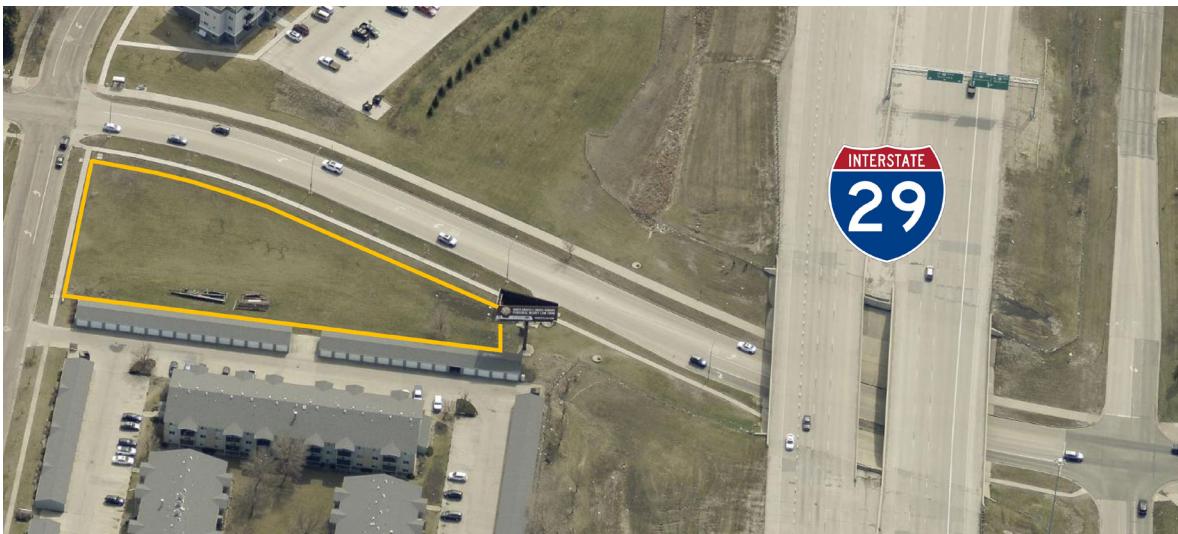


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AERIAL IMAGES



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DEMOCRAPHICS

