

6 BROADWAY

6 N. BROADWAY DR, FARGO, ND 58102


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



INVESTMENT PROPERTY FOR SALE IN DOWNTOWN FARGO

Sale Price: \$3,150,000

Building Size: 23,503 SF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BUILDING SIZE

23,503 SF

PRICE

\$3,150,000

NOI

\$252,586

CAP RATE

8.02%

PARCEL NUMBER

01-3508-00010-000

UPGRADES

2011 and 2022

2024 TAXES/SPECIALS

\$32,392.91

ZONING

Downtown Mixed Use

NEIGHBORS

Bell Bank HQ
Wells Fargo Bank
Alreus Financial
The Old Broadway
Many Retail/Restaurants

PROPERTY DESCRIPTION:

Located in the heart of Downtown Fargo, 6 Broadway presents a rare opportunity to acquire a stabilized, multi-tenant investment property with long-term leases in place and strong tenant retention. This high-visibility property offers a blend of income security and future upside.

Current Tenants:

1st Floor

- Lease through July 2028, with a 5-year renewal option
- Occupies 12,385 SF (including 7,800 SF basement)
- Lease includes 2% annual increases
- Potential to recapture and re-lease underutilized basement space

2nd Floor

- Recently extended lease through October 2027, with two-year renewal option
- Occupies 10,478 SF
- Lease includes 3% annual increases

Vacancy Opportunity:

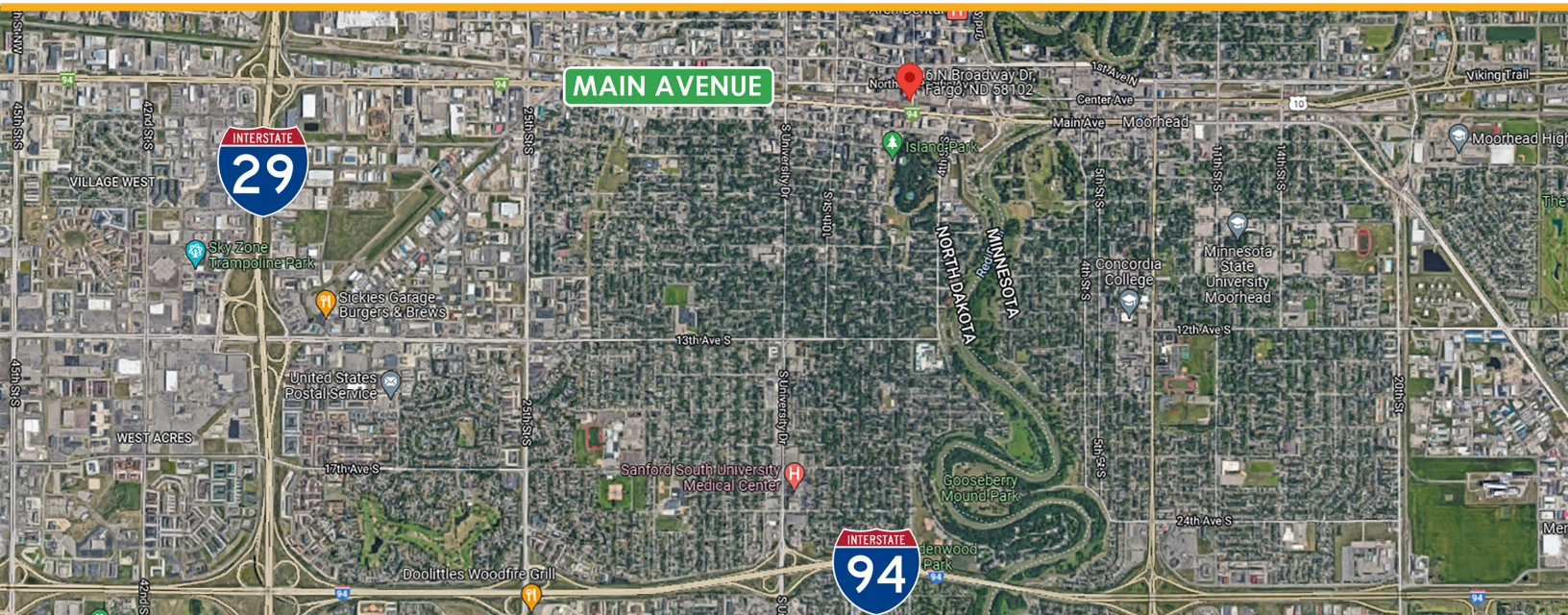
- 640 SF main level space with direct access from main vestibule, ideal for boutique retail or office

Investment Highlights:

- Strong tenant mix with recent long-term lease extensions
- NNN leases with approx. 95+% of property expenses CAM'd back to tenants
- Prime location in Fargo's dynamic downtown corridor
- Built-in rent escalations offer reliable income growth
- Opportunity to increase NOI through leasing of basement and vacant suite

Whether you're a local investor or looking to establish a foothold in one of the Midwest's fastest-growing downtown markets, 6 Broadway offers long-term value and immediate cash flow in a premium location.

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.

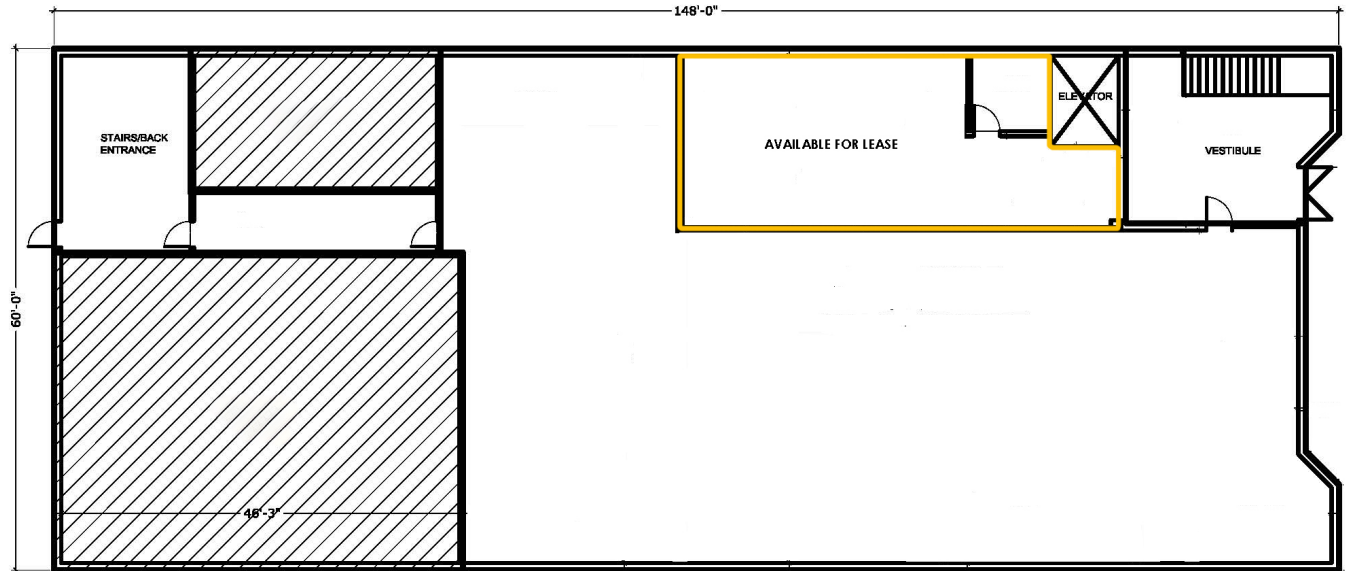


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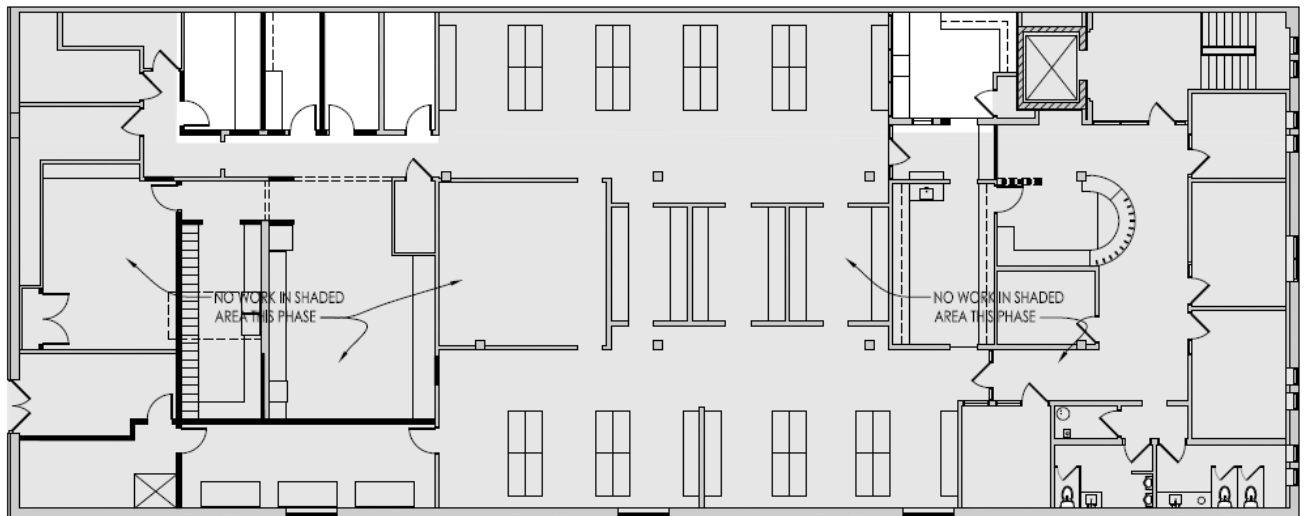
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FIRST FLOOR



SECOND FLOOR



1
A100
PHASE 1 REMODEL
SCALE: 1/8" = 1'-0" (22X34 SHEET)
N

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AERIAL VIEW



DOWNTOWN VIEW



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FIRST FLOOR



SECOND FLOOR



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