

FOR SALE OR LEASE

64 4th Street N, Fargo, ND 58102

MLS #24-376, 24-377, 26-35, 26-175



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

4609 33rd Ave S. Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

JUSTIN GUSTOFSON
CCIM, SIOR, REALTOR®
701-499-3875
justin@prgcommercial.com



Property Description:

The Loudon Building is now available for sale or lease in downtown Fargo. Full of natural light, exposed wood, original brick, Loudon is a beautifully revitalized historic property. The 1st and 2nd floors are vacant and the 3rd floor is leased to a government tenant. This includes the parking lot to the west with 32 parking spots.

**Opportunity Zone tax benefits may apply.*

Year Built:	1916
Building Size:	20,210 SF
Parcels:	01-1520-00241-000 01-1520-00311-000
2023 Consolidated Taxes:	\$34,500.50
2023 Specials Installment:	\$2,389.48
Estimated Specials Balance:	\$10,032.36

Purchase Price:	\$3,400,000
Lease Rate:	Lower Level \$10.00 SF 4,967 SF First Floor \$13.00 SF 4,529 SF Second Floor \$15.00 SF 5,350 SF
CAM:	\$5.00 SF
Taxes:	Included in CAM
Snow Removal:	Included in CAM
Heat:	Included in CAM
SWG:	Included in CAM
Phone/Internet:	Paid by Tenant
Janitorial:	Paid by Tenant



Public Parking
First 2 Hours Free
Free Nights & Weekends



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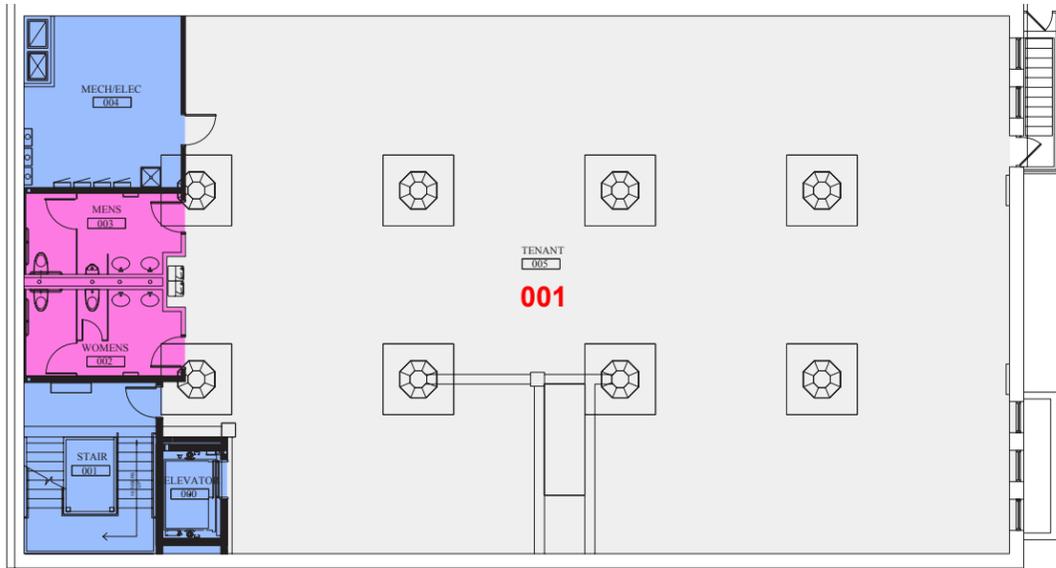
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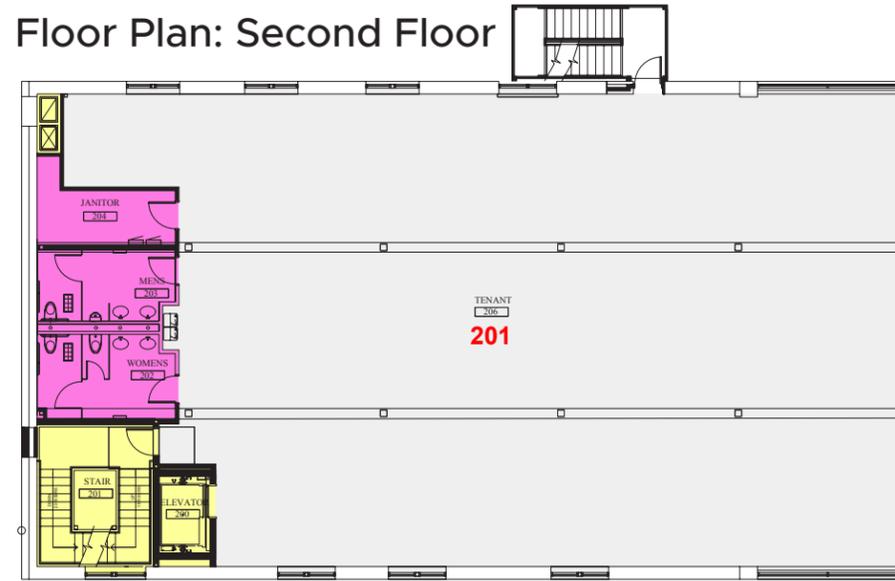
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Floor Plan: Lower Level



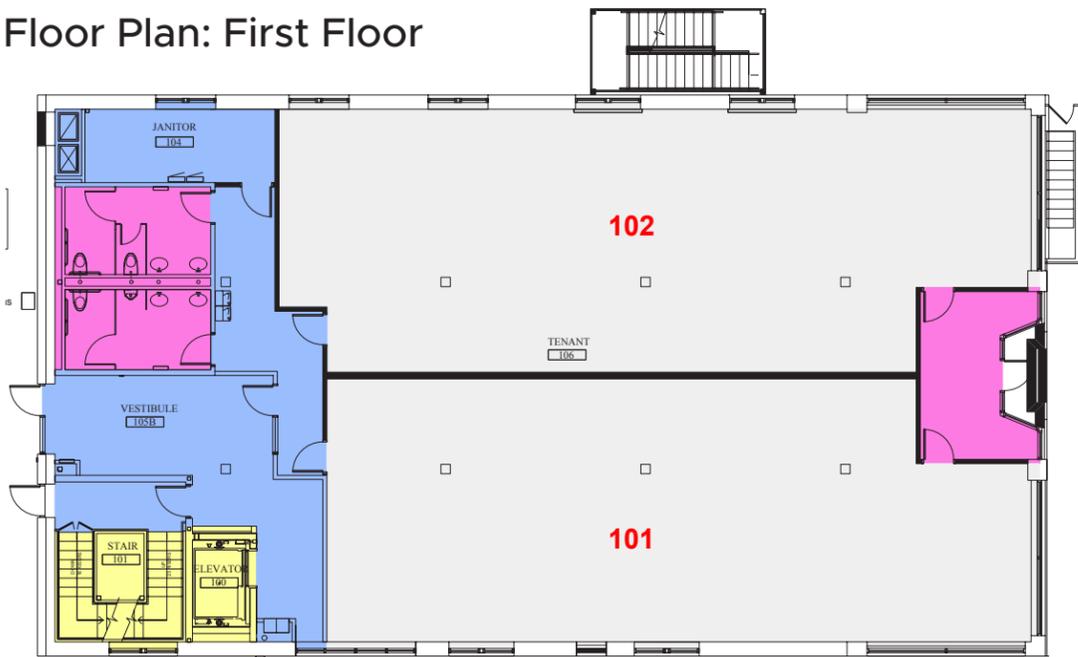
Space	Rental Rate	Size	Status
Lower Level	\$10.00 SF	4,967 SF	Available for Lease

Floor Plan: Second Floor



Space	Rental Rate	Size	Status
Second Floor	\$15.00 SF	5,350 SF	Available for Lease

Floor Plan: First Floor



Space	Rental Rate	Size	Status
First Floor	\$13.00 SF	4,529 SF	Available for Lease

Floor Plan: Third Floor



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First Floor



Second Floor



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KEY METRO DEMOGRAPHICS

263,000 metro-area residents

17.5% population growth in 10 years

23,000 new jobs in 10 years

2.4% unemployment rate

31% Fargo residents aged 18-34

30,000 college students attending area universities

65% young adults from the area who stay in Fargo-Moorhead for work

43% people in the metro with a Bachelor's degree or higher

MULTI-FAMILY MARKET

5,000 new residents in the metro area per year

35% annual income increase for renters in 10 years

2x number of renters with an income of \$75,000-\$100,000 compared to 2013

45,000 multifamily units across the metro area

2,700 market-rate units in the downtown core

1,400 new multifamily units added to the metro area per year

200 new multifamily units in core neighborhoods per year

\$1 Billion average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

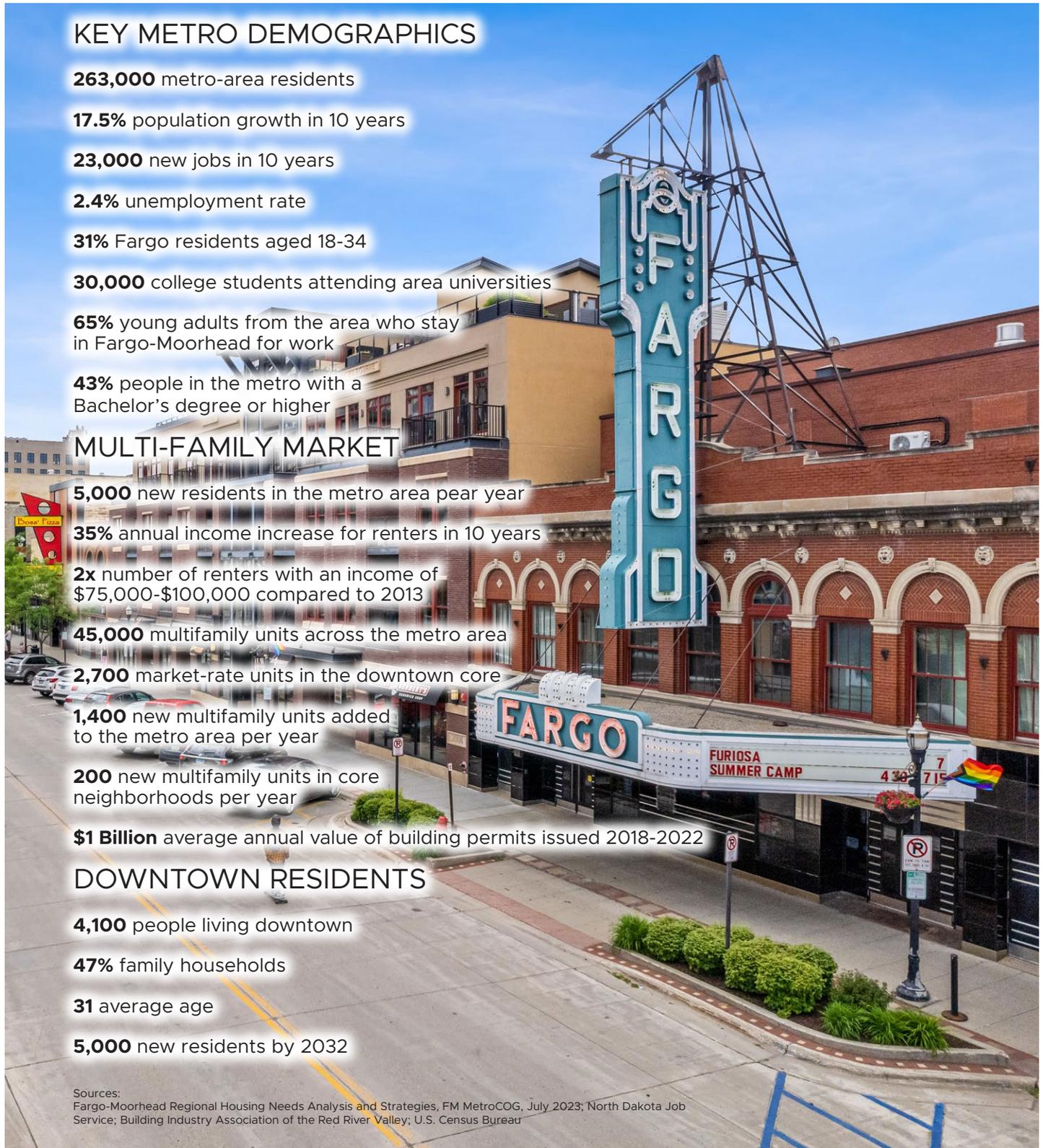
4,100 people living downtown

47% family households

31 average age

5,000 new residents by 2032

Sources:
Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023; North Dakota Job Service; Building Industry Association of the Red River Valley; U.S. Census Bureau



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