

MAIN AVE OFFICE CONDOS

1220 MAIN AVE, SUITE 100, FARGO, ND



FOR SALE



PRIME LOCATION FOR OFFICE ON MAIN AVE & UNIVERSITY

2 CONDOS TOTALING 3,746 SF

SALE PRICE: \$560,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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CONDO SIZE

3,746 SF

YEAR BUILT

1983

SALE PRICE

\$560,000 | \$149.50 PSF

PARCEL

01-2240-01750-010
01-2240-01750-040

ANNUAL CONDO FEE

\$15,920.52 (\$1,326.71/month)

2025 TAXES & SPECIALS

\$10,788.69

SPECIALS REMAINING

\$26,790.65

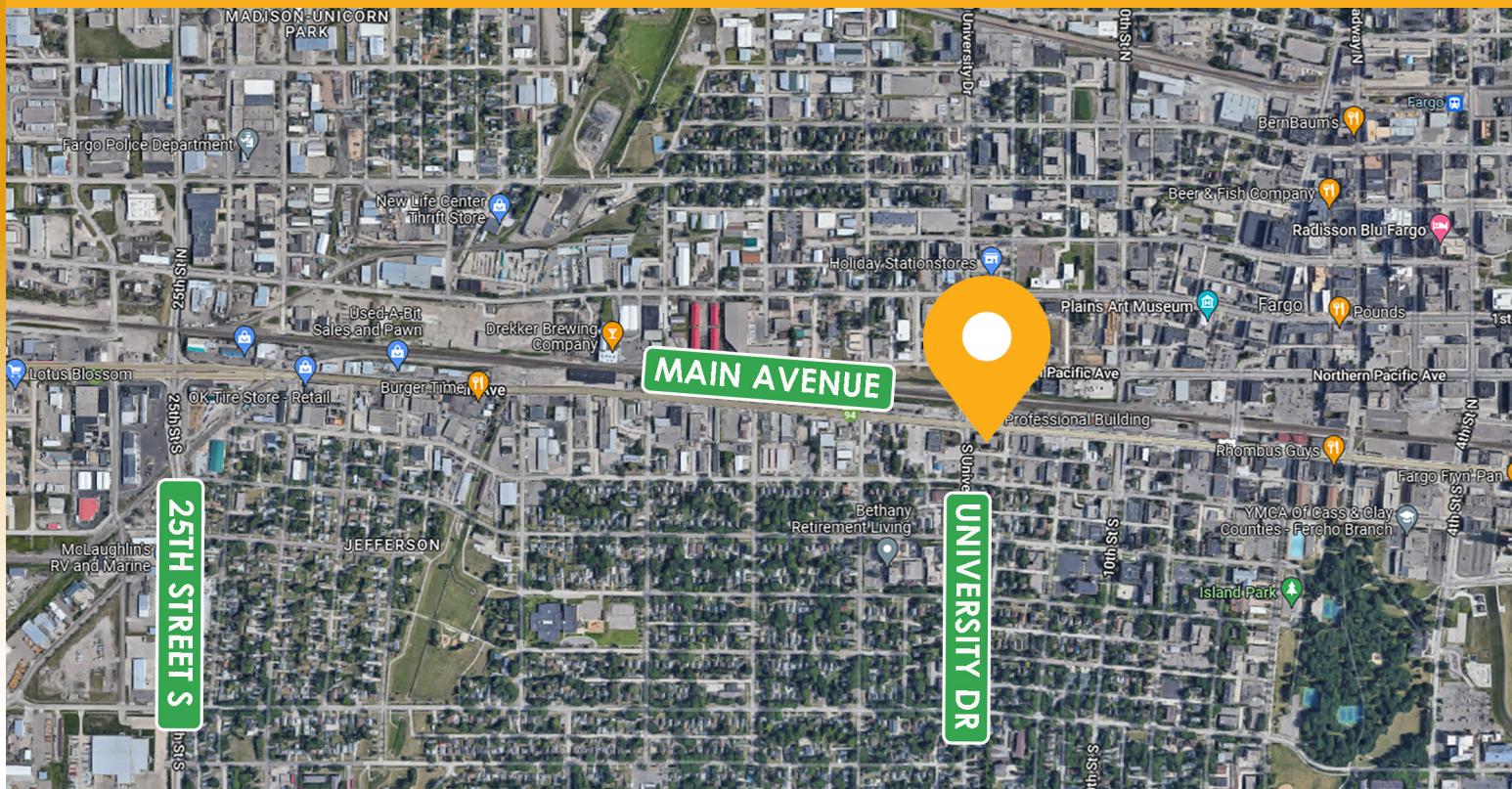
PROPERTY DESCRIPTION:

This sale includes two office condos on the first floor of the Main Ave Professional Building with a combined 3,746 square feet. Ideal owner-user opportunity with move-in ready office space and all furniture, fixtures and equipment included.

Private offices with southern exposure and tons of natural light. This hard-corner location has visibility to Main Ave & University Dr, with approx. 12,500 vehicles passing by per day. Close proximity to downtown Fargo with excellent accessibility and ample on-site parking.

The property has recently been improved with a new roof, HVAC and upgraded landscaping. This is a perfect opportunity for professional office, medical office, legal, accounting, financial services, insurance or consulting.

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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 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

AERIAL VIEW



PROPERTY FEATURES:

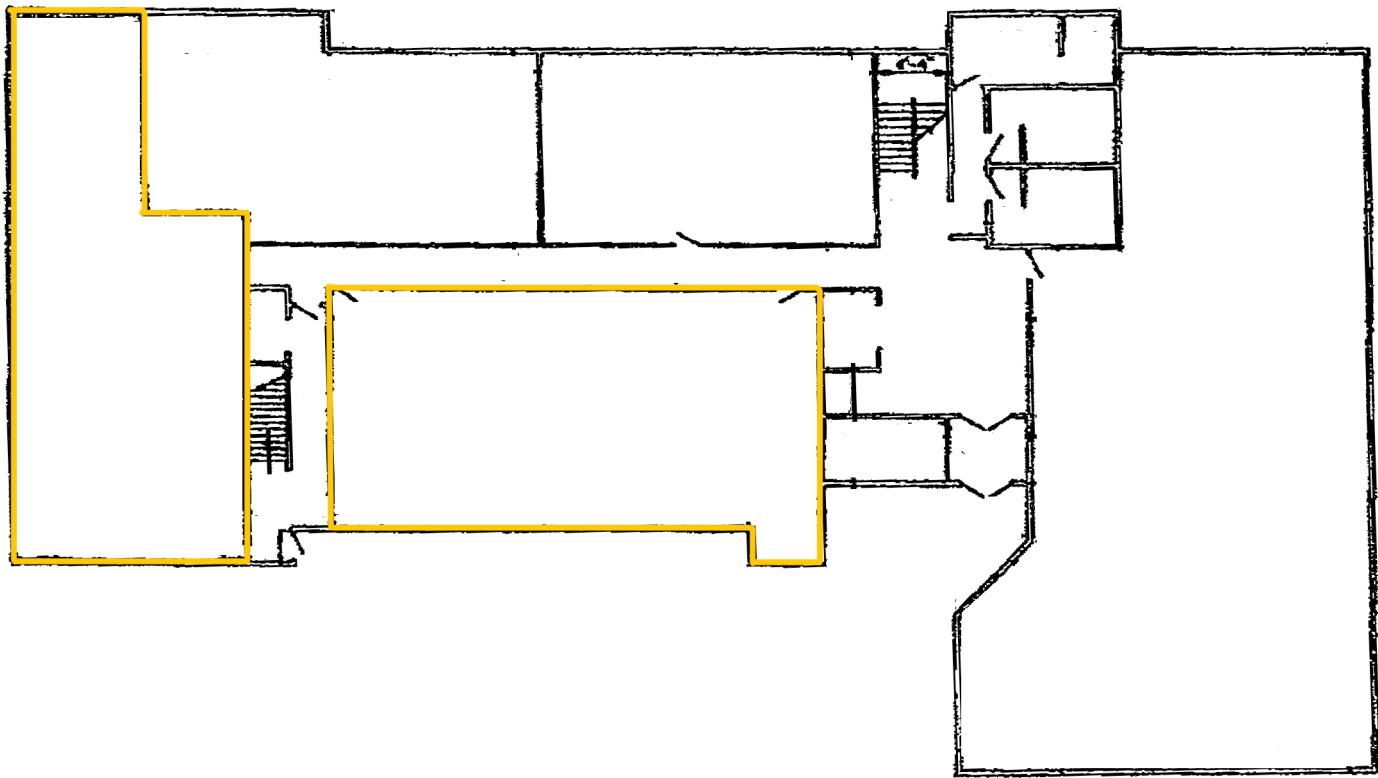
- Convenient location at corner of Main Ave and University
- Front-door parking (both assigned spots and first-come)
- 12,500 vehicles passing by per day
- Recent updates to roof, landscaping and HVAC
- Turn-key space (all FFE included)
- 8 offices with large windows for natural light
- 1 conference room
- Open working areas
- Reception area

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BUILDING FLOORPLAN



SOUTH ENTRY

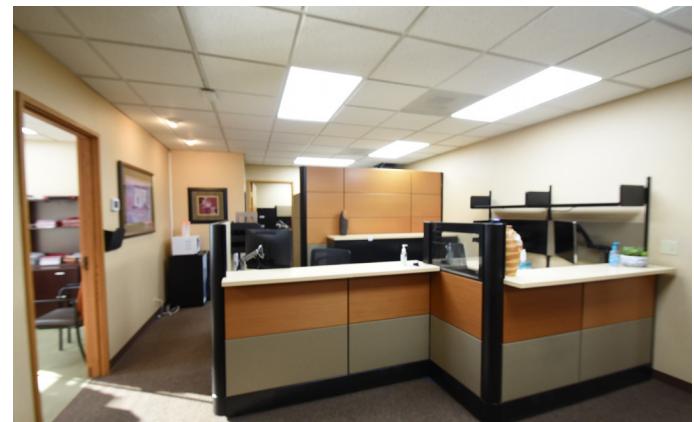


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INTERIOR PHOTOS



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INTERIOR PHOTOS

