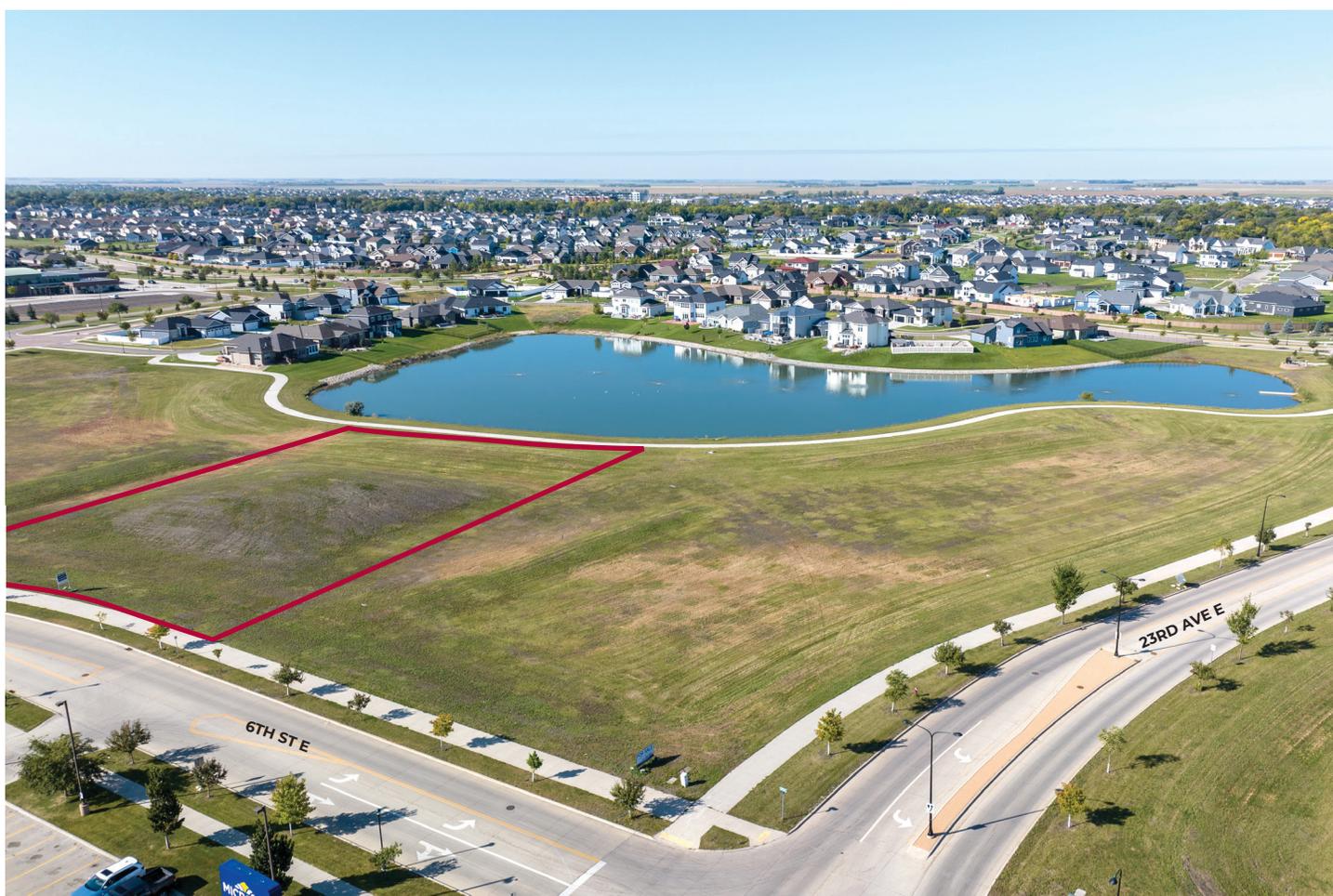


PRICE
REDUCED

FOR SALE

2.3 ACRE LOT | PRIME LOCATION

2400 6TH ST E, WEST FARGO, ND



CITYSCAPES DEVELOPMENT ^{L.L.C.}
COMMERCIAL REALTORS & DEVELOPERS

PAUL JOHNSON | 701.280.5885 | 474 45TH ST S, FARGO, ND | CITYSCAPESDEVELOPMENT.COM

2.3 ACRE LOT

2400 6TH ST E, WEST FARGO, ND

This 2.3 acre lot is in a prime location for a medical/office building. It is conveniently located near I-94 and Veterans Blvd, close to Costco, Sanford Hospital, WEX Health, and the future location of West Fargo City Hall. Enjoy views of the North Pond at The Preserve in this location with easy access to nearby walking paths, shops, and restaurants.

Price: \$1,520,520 / \$15 PSF

Size: 101,368 SF / 2.3 Acres

Legal: Lot 1, Block 1 North Pond at The Preserve 16th

Parcel: 02-4615-00010-000

Specials: \$337,202.10

2023 Taxes: \$50,129.40

Zoning: Commercial Office Park

Flood Plain: No



Nearby Amenities:

- Costco
- Sanford Hospital
- WEX Health
- Scheels Arena
- Duluth Trading Company
- Rustad Recreation Center
- River's Bend Medical Park
- West Fargo public and private schools
- Multiple hotels and restaurants

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