

# 3535 MAIN AVE OFFICE/RETAIL

3535 MAIN AVENUE, FARGO, ND 58103

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC



**FOR SALE**

**PRIME OFFICE AND RETAIL SPACE AVAILABLE FOR SALE**

Building Size: 6,010 SF  
Price: \$1,200,000 | \$199.67 PSF

**Andy Westby** | 701.239.5839  
andy.westby@goldmark.com  
**Goldmark Commercial Real Estate**  
www.goldmarkcommercial.com

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## PRICE

\$1,200,000 | \$199.67 PSF

## BUILDING SIZE

6,010 SF

## YEAR BUILT

1969 (Fully renovated in 2012)

## LOT SIZE

30,804 SF | .71 ac

## PARCEL NUMBER

01-1010-00163-000

## LEGAL DESCRIPTION

Lots 22 & 23 of Goodman's Sub less R/W

## ZONING

General Commercial (GC)

## FLOODPLAIN

No

## 2023 TAXES & SPECIALS

\$10,113.47

## SPECIALS REMAINING/WIP

\$19,869.26 | \$0.65 PSF

## PROPERTY DESCRIPTION:

This strategically located property offers exceptional visibility and access, directly off Interstate 29 on Main Avenue, one of the highest traffic areas in Fargo with over 80k vehicles passing by each day. The building, extensively renovated in 2012, provides 6,010 SF of space currently occupied by two tenants with the potential for expansion. The property boasts significant pylon, billboard, and monument signage along I-29 and Main Avenue, providing extraordinary branding and income opportunities, making this an attractive proposition for both owner-occupiers and investors alike. Buyers should act fast, as buildings of this type and location are rarely available on the open market!

## TENANT INFORMATION:

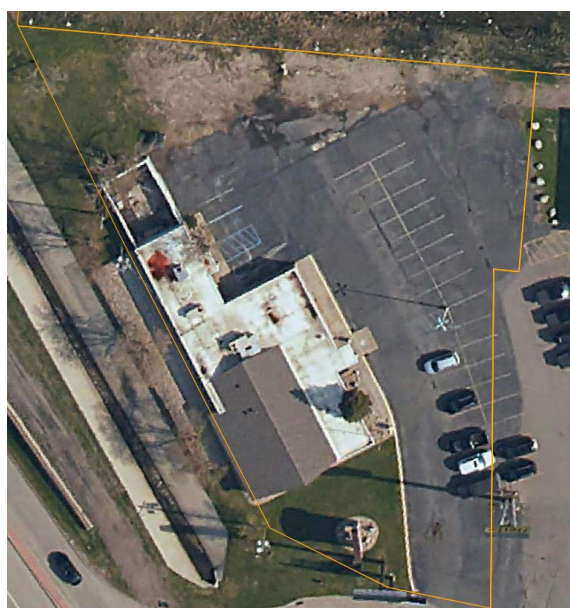
- 1: Owner-occupied, approx. 2,300 SF (Can vacate at closing or lease-back)
- 2: Tranquility Spa, approx. 3,710 SF

\*Financials available upon request with a signed NDA.

## NEIGHBORING BUSINESSES:

- *Karls Appliance*
- *Fastenal*
- *Hirshfield's Fargo*
- *Case*
- *Connect Interiors*
- *Swanston Equipment*

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.

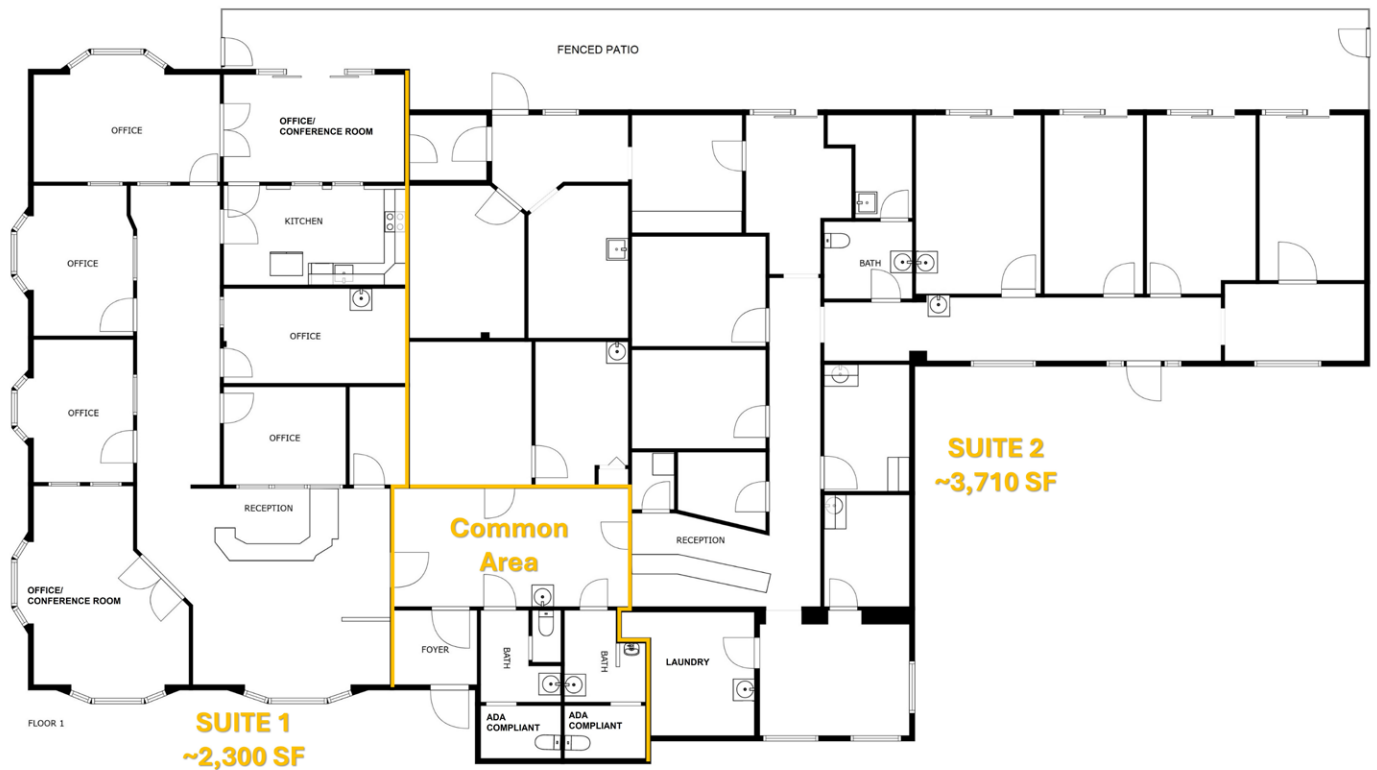


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FLOORPLAN



## PROPERTY FEATURES:

- High traffic location on Main Ave and I-29 with over 80k vehicles passing by each day
- Excellent signage opportunities
- Fully renovated in 2012 with modern HVAC systems and high-quality interior finishes and custom cabinetry
- Flexible space suitable for various business types
- Large, fenced patio with upgraded landscaping
- Full kitchen in suite A
- Security and sound system throughout
- LED lighting in parking lot
- Potential for additional billboard installation for extra revenue
- Available space on north end of the property for additional structure (storage for example)
- Existing tenant(s) for immediate income (leases and financials available upon signed NDA)

## BUILDING DETAILS:

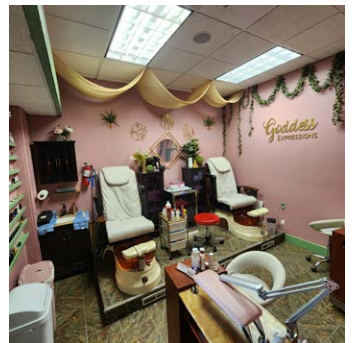
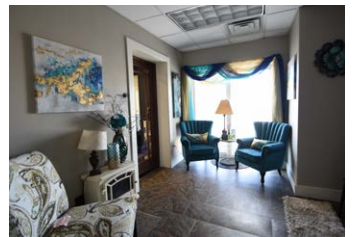
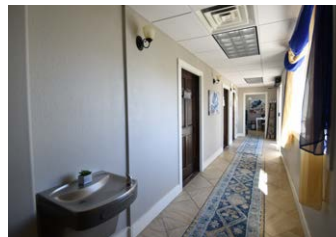
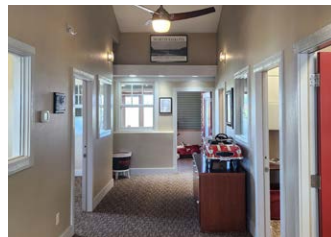
- Framing: Mix of concrete walls and 2x6 framing, spray foam
- HVAC: Multiple upgraded rooftop units with I-wave Air Purifying systems
- Roof: R50 insulation with portions truss/asphalt shingles and poured concrete (tapered Duralast membrane roof system), still under warranty

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INTERIOR PHOTOS



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AERIAL IMAGES



## SIGNAGE OPPORTUNITIES:

- 60' high pylon sign = 8'5" x 24'
- 25' high billboard sign = 12'x25'
- 16' high rock monument sign = 10'x15'
- \*Potential to add another billboard to north side

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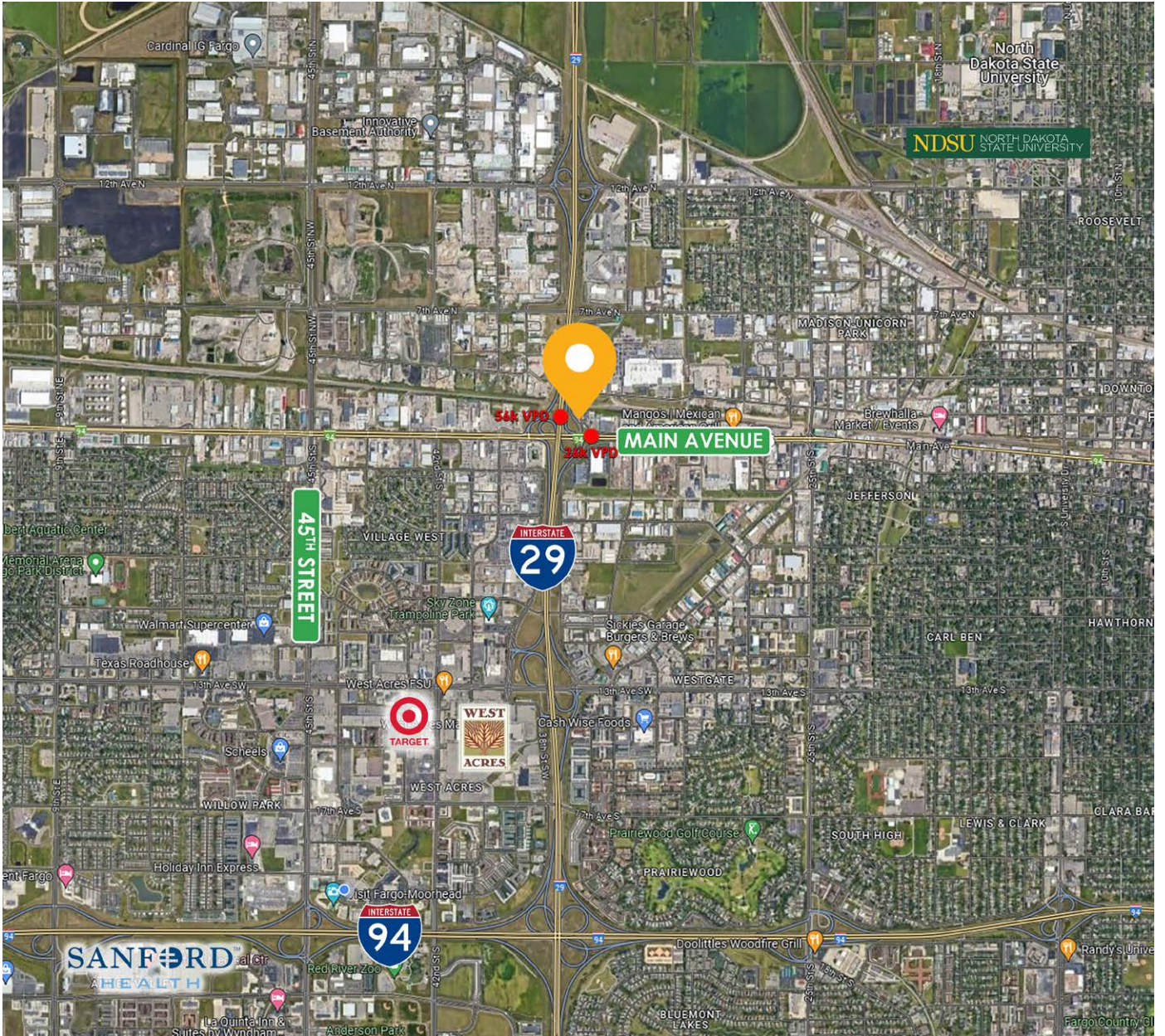
EXTERIOR & SIGNAGE



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AREA MAP



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## 5-MINUTE DRIVE TIME

### KEY FACTS

9,027

Population

32.5

Median Age

2.1

Average Household Size

\$43,302

Median Household Income

### BUSINESS



1,175

Total Businesses



21,434

Total Employees

### INCOME



\$43,302

Median Household Income



\$27,252

Per Capita Income



\$16,345

Median Net Worth

### EDUCATION

7.8%

No High School Diploma



28.9%

High School Graduate

42.5%

Some College/ Associate's Degree



20.8%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

45.7%



Blue Collar

32.2%



Services

22.1%

1.6%

Unemployment Rate

### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.0%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Diff
<\$15,000	10.7%	+2.5%
\$15,000 - \$24,999	10.1%	+2.9%
\$25,000 - \$34,999	17.8%	+7.5%
\$35,000 - \$49,999	17.8%	+5.4%
\$50,000 - \$74,999	21.0%	+5.4%
\$75,000 - \$99,999	12.5%	-1.4%
\$100,000 - \$149,999	7.1%	-7.3%
\$150,000 - \$199,999	2.0%	-6.6%
\$200,000+	0.9%	-8.4%

Bars show deviation from Cass County

## 10-MINUTE DRIVE TIME

### KEY FACTS

125,482

Population

33.3

Median Age

2.1

Average Household Size

\$55,182

Median Household Income

### BUSINESS



6,863

Total Businesses



121,612

Total Employees

### INCOME



\$55,182

Median Household Income



\$37,321

Per Capita Income



\$57,809

Median Net Worth

### EDUCATION

5.2%

No High School Diploma



21.2%

High School Graduate

35.4%

Some College/ Associate's Degree



38.1%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

60.1%



Blue Collar

20.5%



Services

19.3%

1.9%

Unemployment Rate

### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: \$200,000+ (5.7%)

Indicator ▲	Value	Diff
<\$15,000	10.2%	+2.0%
\$15,000 - \$24,999	8.9%	+1.7%
\$25,000 - \$34,999	12.5%	+2.2%
\$35,000 - \$49,999	13.6%	+1.2%
\$50,000 - \$74,999	17.1%	+1.5%
\$75,000 - \$99,999	14.1%	+0.2%
\$100,000 - \$149,999	11.5%	-2.9%
\$150,000 - \$199,999	6.4%	-2.2%
\$200,000+	5.7%	-3.6%

Bars show deviation from Cass County

## 15-MINUTE DRIVE TIME

### KEY FACTS

220,764

Population

33.6

Median Age

2.3

Average Household Size

\$64,218

Median Household Income

### BUSINESS



8,484

Total Businesses



142,825

Total Employees

### INCOME



\$64,218

Median Household Income



\$40,714

Per Capita Income



\$88,899

Median Net Worth

### EDUCATION

4.1%

No High School Diploma



19.0%

High School Graduate

33.2%

Some College/ Associate's Degree



43.6%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

63.4%



Blue Collar

18.9%



Services

17.7%

2.1%

Unemployment Rate

### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.5%)

The smallest group: \$15,000 - \$24,999 (7.6%)

Indicator ▲	Value	Diff
<\$15,000	9.4%	+1.2%
\$15,000 - \$24,999	7.6%	+0.4%
\$25,000 - \$34,999	9.9%	-0.4%
\$35,000 - \$49,999	12.3%	-0.1%
\$50,000 - \$74,999	16.5%	+0.9%
\$75,000 - \$99,999	13.0%	-0.9%
\$100,000 - \$149,999	14.9%	+0.5%
\$150,000 - \$199,999	7.7%	-0.9%
\$200,000+	8.7%	-0.6%

Bars show deviation from Cass County