

# OFFICE BUILDING FOR SALE

133 Main Avenue W, West Fargo, ND 58078

MLS #25-471



**Property Description:** Now offered for sale: a well-maintained investment property located near West Fargo's revitalized downtown at 133 Main Ave W. With current occupancy at 52%, this property offers in-place income, future redevelopment potential, or as an opportunity for an owner occupant. Zoned DMU (Downtown Mixed Use), the site allows for a range of uses including multifamily, giving investors flexibility for long-term value creation.

Additional parking lot information available at MLS 25-472.

**Purchase Price:** \$645,000

**Pro forma NOI:** \$54,840

**CAP Rate:** 8.5%

**Lot Size:** 17,846 SF

**Building Size:** 11,040 SF

**Parcels:** 02-2100-00150-000 & 02-3000-00513-000

**Taxes:** TBD: Recent Parcel Split



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