

FOR SALE OR LEASE

5936 53rd Avenue S, Fargo, ND 58104

MLS #26-261 & #26-398



PROPERTY DESCRIPTION:

One of a kind facility in the heart of the metro growth pattern. Three Buildings totaling approximately 25,000 SF on 1.77 AC of prime commercial land that is gated and with over 25,000 SF of pavement. The front building contains approx. 7,500 SF of recently renovated office, retail, and showroom.

PURCHASE PRICE:	\$2,750,000	LEASE RATE:	\$9.75 SF
LOT SIZE:	1.77 Acres	ESTIMATED CAM:	\$3 SF
2025 CONSOLIDATED TAXES:	\$31,960.16	AVAILABLE SPACE:	3,800 - 25,000 SF
2025 SPECIALS INSTALLMENT:	\$9,008.10		
ESTIMATED REMAINING SPECIALS:	\$115,294.29		
DRAINS:	\$646.96		
ZONING:	Commercial		
PARCEL:	01-8420-00030-000		



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

DAN HICKS | REALTOR®

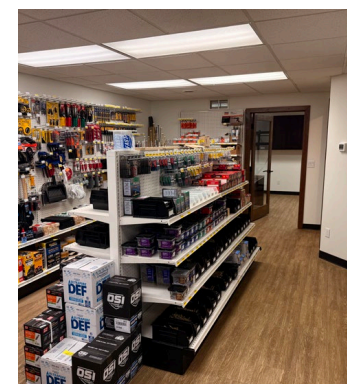
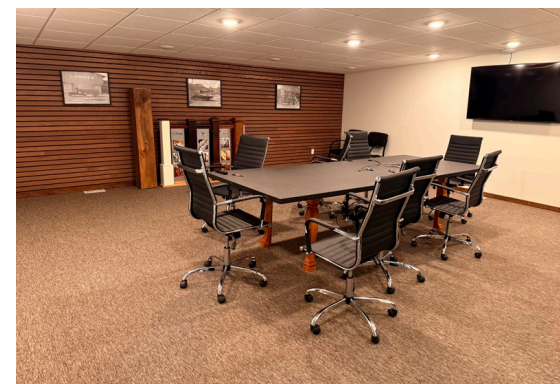
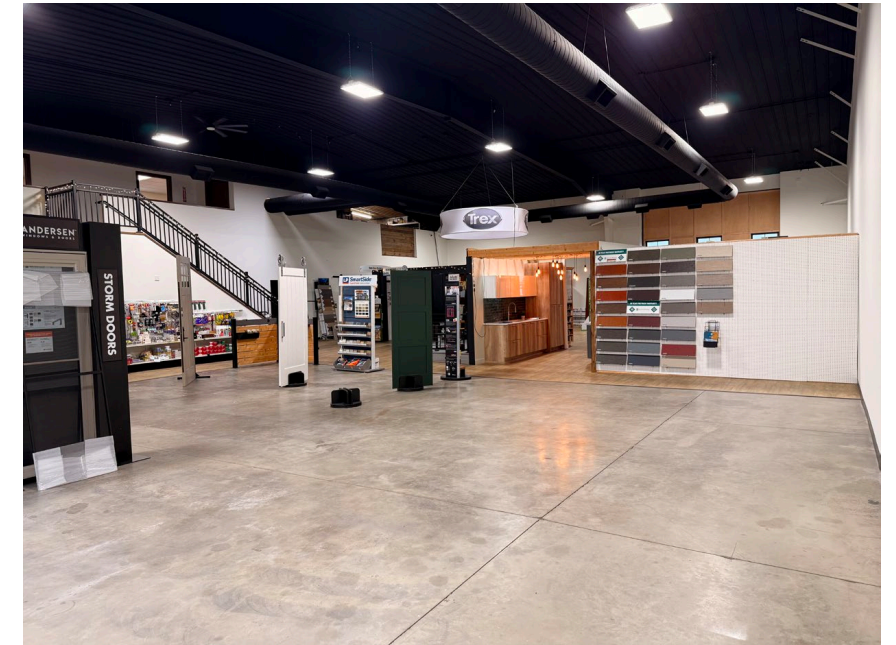
Owner/Agent

701.499.3911

dan@prgcommercial.com



- Front Building: 11,500 SF (125' x 80')
- Approx 3,500 SF of office space (2,000 on 1st story and 1,500 on 2nd story)
 - 4,000 SF Retail / Showroom with 17 ft + ceiling heights, AC, Breakroom...
 - Powerlift Hydraulic Overhead Door in Showroom
 - 4,000 SF heated warehouse with showroom with two 16' OHDs
 - Year Built: 1997



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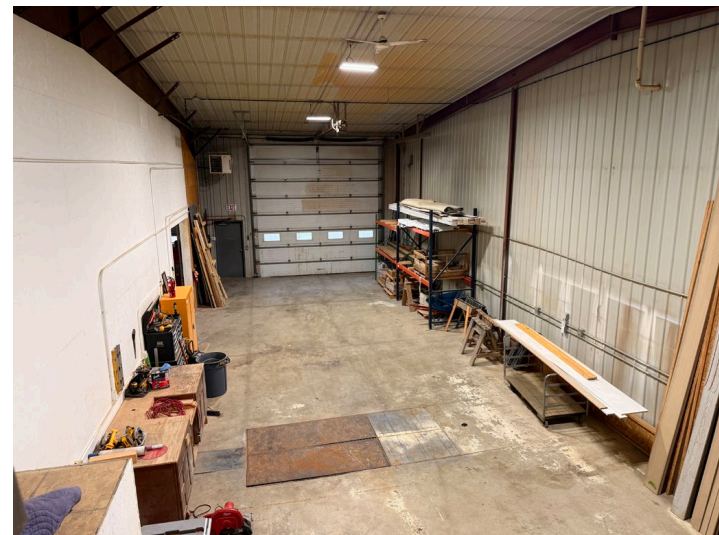
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Side Building: 3,840 SF (40' x 96')
 - Insulated, Lined, and heated
 - One 13' tall x 14' wide OHD
 - 14' Ceiling Heights
 - Year Built: 2014



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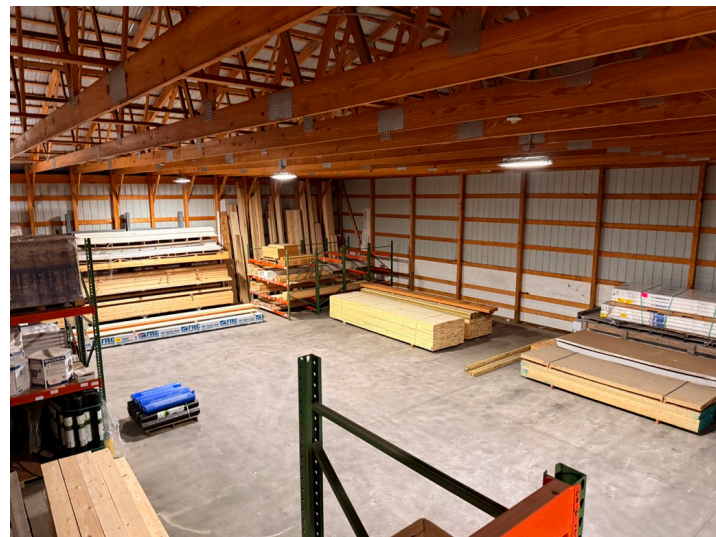
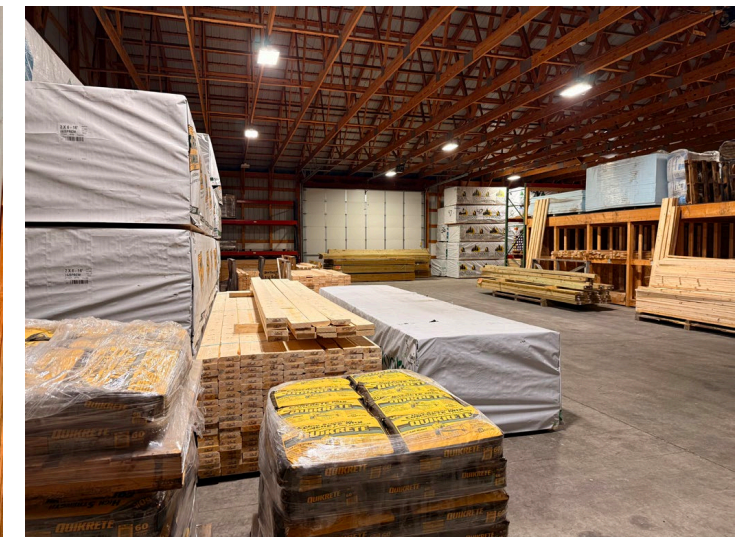
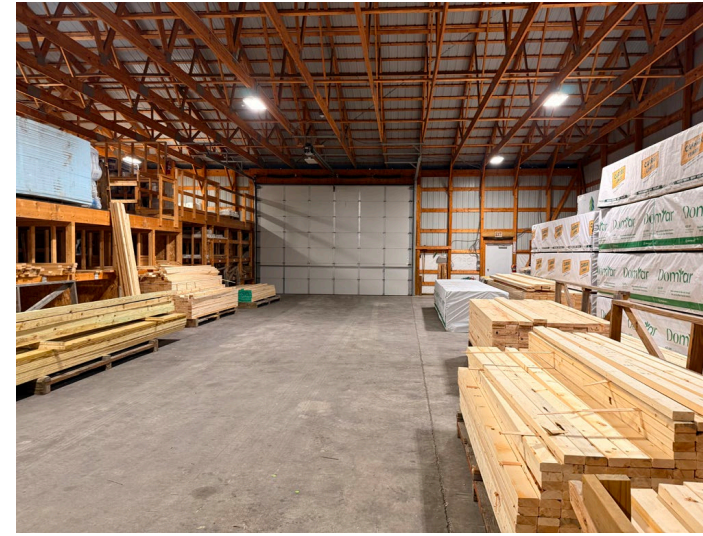
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Back Building: 9,600 SF (80' x 120')
 - Cold Storage with electricity and concrete floor.
 - Three 14' Tall x 16' Wide OHDs
 - 16' Ceiling Height
 - Year Built: 2004



Lot: 77,280 SF (200' Wide x 371-421' Deep)
 - 12+ Retail Concrete parking spaces
 - Gated back yard primarily concrete
 - Easily Access for full truck and trailer/freight deliveries
 - Security Cameras



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Neighboring Businesses



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