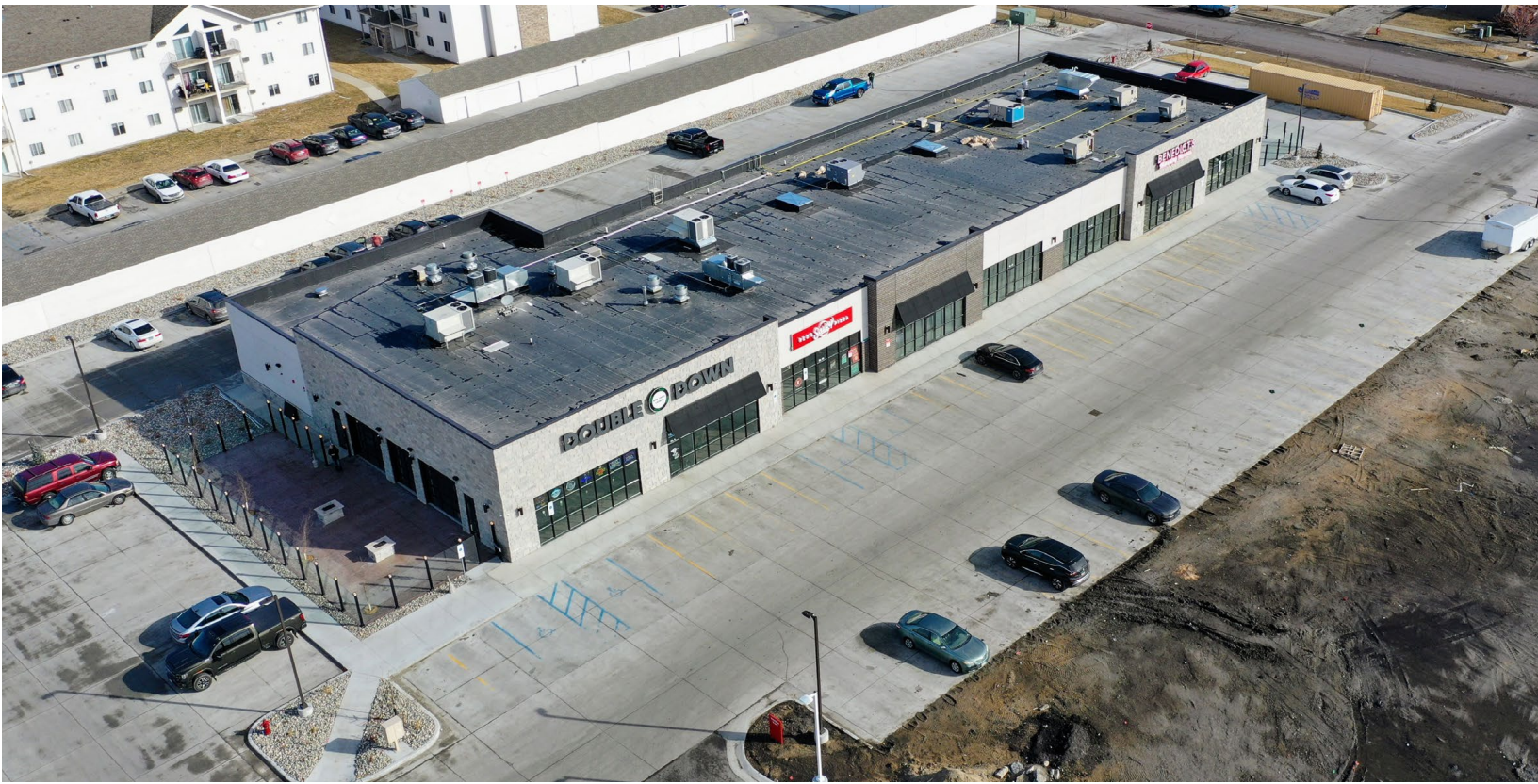


# Mercato

3165 33rd Street South, Fargo, ND 58103

MLS # 22-382



**Property Description:** Prime new retail center available for lease with excellent visibility located on the NE corner of I-29 and 32nd Avenue South.

**Building Size:** 19,025 RSF  
18,913 USF

**Available SF:** 1,662 SF - 6,226 SF

**Lease Rate:** \$25.00 PSF

**Estimated Cam** \$6.00 PSF

**Fit-up Allowance:** \$30.00 PSF

**CAM Includes:** Taxes, Snow Removal, Lawn Care, SWG



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com  
4609 33rd Ave S. Suite 400, Fargo, ND 58104

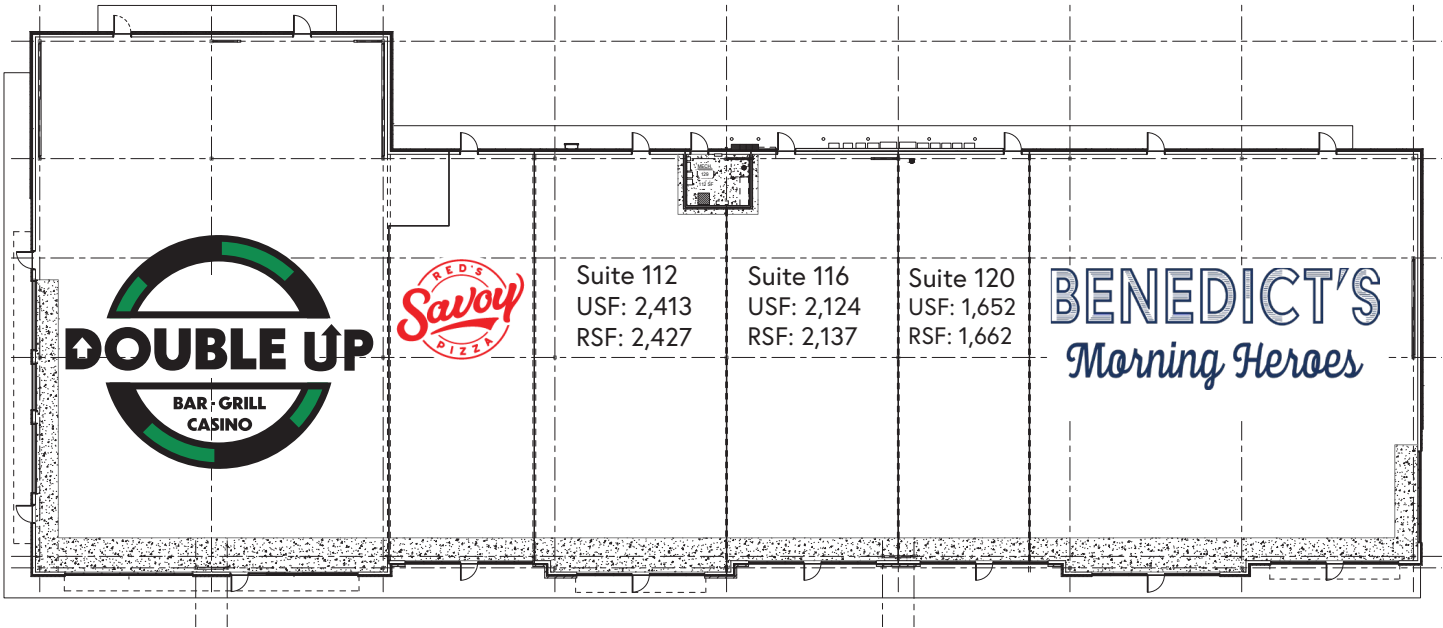
**RYAN COLLINS, REALTOR®**

701.499.3861  
ryan@prgcommercial.com

**BRENDAN MULDOON | REALTOR®**

701.499.3938  
brendan@prgcommercial.com





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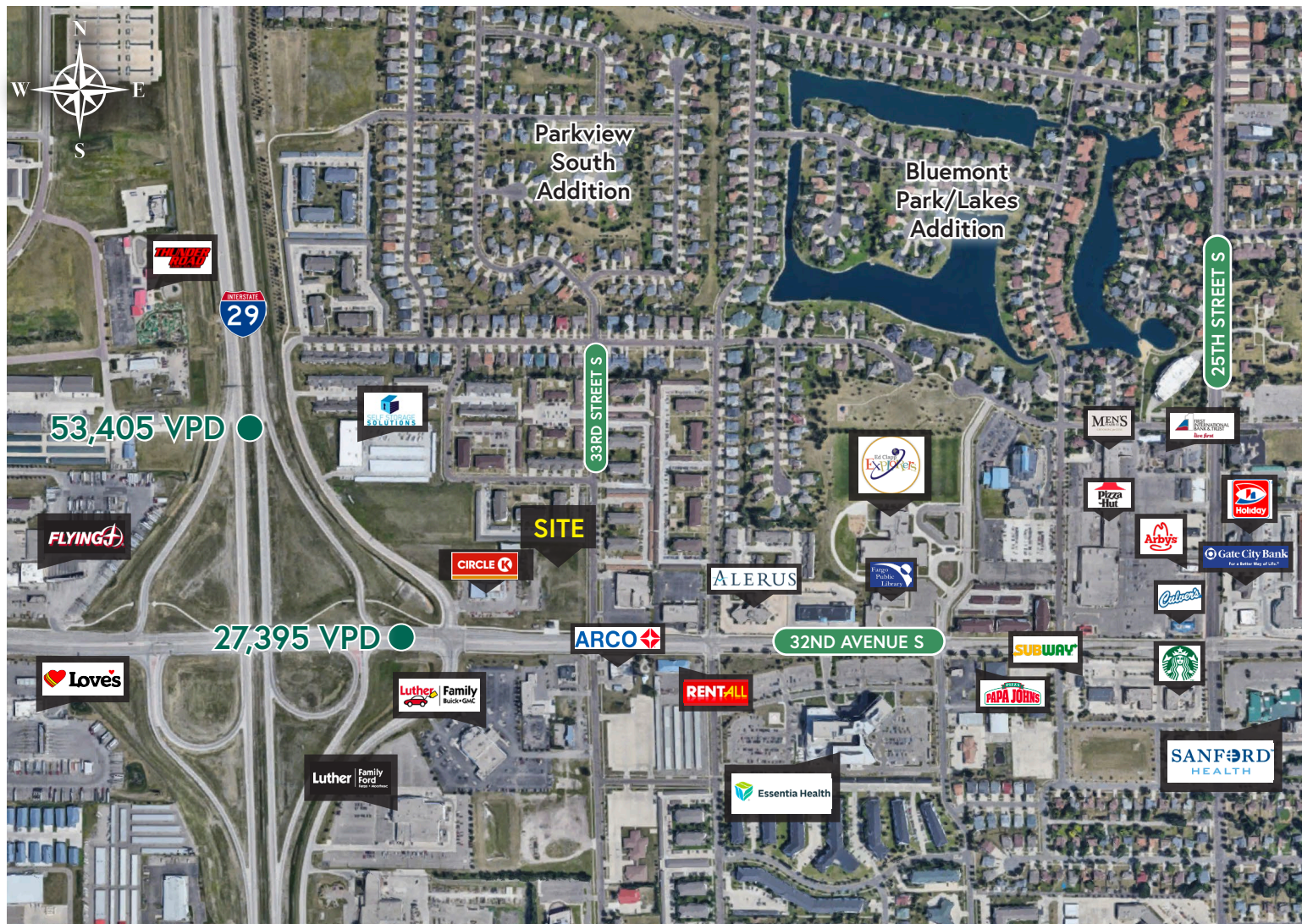
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.