

## INVESTMENT OPPORTUNITY

# PRIME OFFICE BUILDING IN BRANDT OFFICE PARK

3575 45<sup>th</sup> Street South, Fargo, ND 58104

MLS #25-866



### PROPERTY DESCRIPTION

This property is a great investment opportunity, a 10,448 SF building with five tenants, strategically positioned on a high-visibility corner in Brandt Office Park. Built in 2012, the property is in excellent condition and features a diverse tenant mix of national and local businesses, providing stability and consistent cash flow. The building has quality construction and strong curb appeal.



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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.



PROPERTY HIGHLIGHTS

- Tenants: Five tenants – mix of national and local businesses
- Year Built: 2012 – modern, well-maintained construction
- Location: Prime corner site within Brandt Office Park
- 2026 NOI: \$162,865 (based on in-place leases)
- Cap Rate: 6.5%
- Investment Profile: Turnkey income property with established tenancy and minimal management requirements

This offering presents investors with the opportunity to acquire a stabilized, income-producing office asset in a premier location with solid returns and long-term value potential.



BUILDING SIZE:	10,448 SF	2024 CONSOLIDATED TAXES:	\$32,351.51
LOT SIZE:	60,663 SF	2024 SPECIALS INSTALLMENT:	\$8,084.76
PURCHASE PRICE:	\$2,500,000	EST. REMAINING SPECIALS:	\$74,165.28
PARCEL:	01-8462-00070-000	DRAINS:	\$195.74
YEAR BUILT:	2012		



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