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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## 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.



\$32,351.51 **BUILDING SIZE:** 10,448 SF **2024 CONSOLIDATED TAXES:** 

60,663 SF LOT SIZE: **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







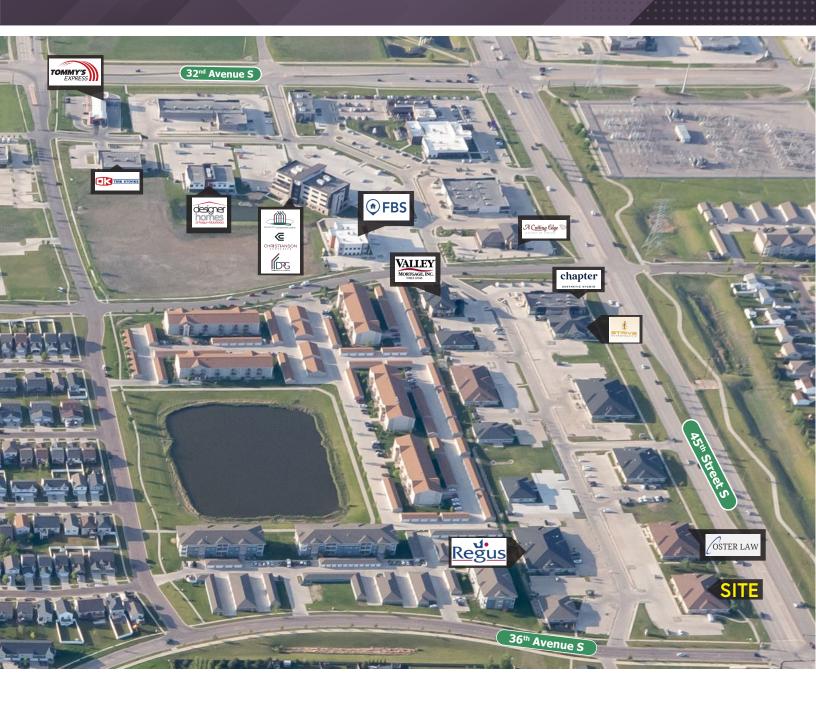
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