



900 42ND STREET SOUTH
FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, CCIM SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

PROPERTY DETAILS

Address	900 42 nd Street South Fargo, ND 58103	
Parcel No.	01-3600-00210-000	
Legal	Lot 1, Block 4, Village West Addition to the City of Fargo	
Zoning	GC, General Commercial	
Lot Size	506,176 SF +/- (11.62 Acres)	
Building Size	155,989 SF +/-	
Parking	816 Surface Parking Spaces	
Year Built	1983	
Property Tax	Consolidated Tax	\$ 230,086.72
	Drain Tax	\$ 471.33
	Annual Installment Special Assessments	\$ 33,083.01
	<u>Discount (Payment by February 15th)</u>	<u>- \$ 11,504.34</u>
	2024 Total Property Tax	\$ 252,136.72
	<small>(Based on 2024 Tax Statement from Cass County Treasurer)</small>	
Special Assessments:	Outstanding Balance (Principal Only)	\$ 236,136.26
	Work In Progress (Estimate)	\$ 0.00
	<small>(Based on information from City of Fargo Assessor 12/10/24)</small>	

FEATURES

- Controlled Secure Employee Entrances at Each Building Quadrant
- On-Site Cafeteria with Full Service Kitchen
- Fitness Room with Employee Locker Rooms
- Automatic run/transfer Caterpillar 1500KW/480v Generator
- Dakota Carrier Network (DCN) provides multiple fiber strands with redundant demarcs
- 5.23:1,000 Parking Ratio
- Configured for 1,245 Workstations
 - (1,159) 6'x6' cubes
 - (86) 6'x9' cubes

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COMMERCIAL REAL ESTATE
Broker for the Owner
2501 13th Ave. S. - Suite 204
Fargo, ND 58103
(701)280-1606

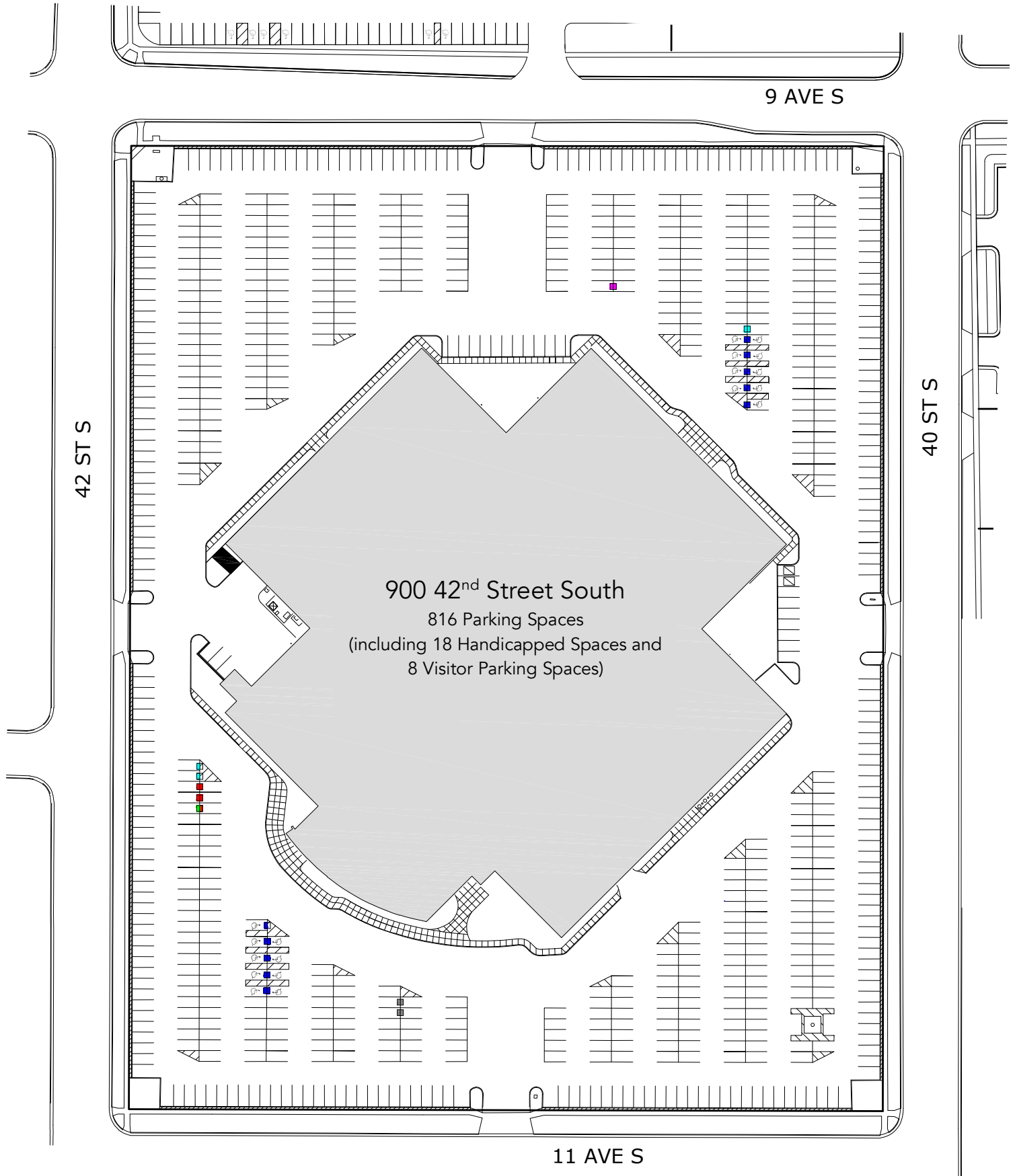
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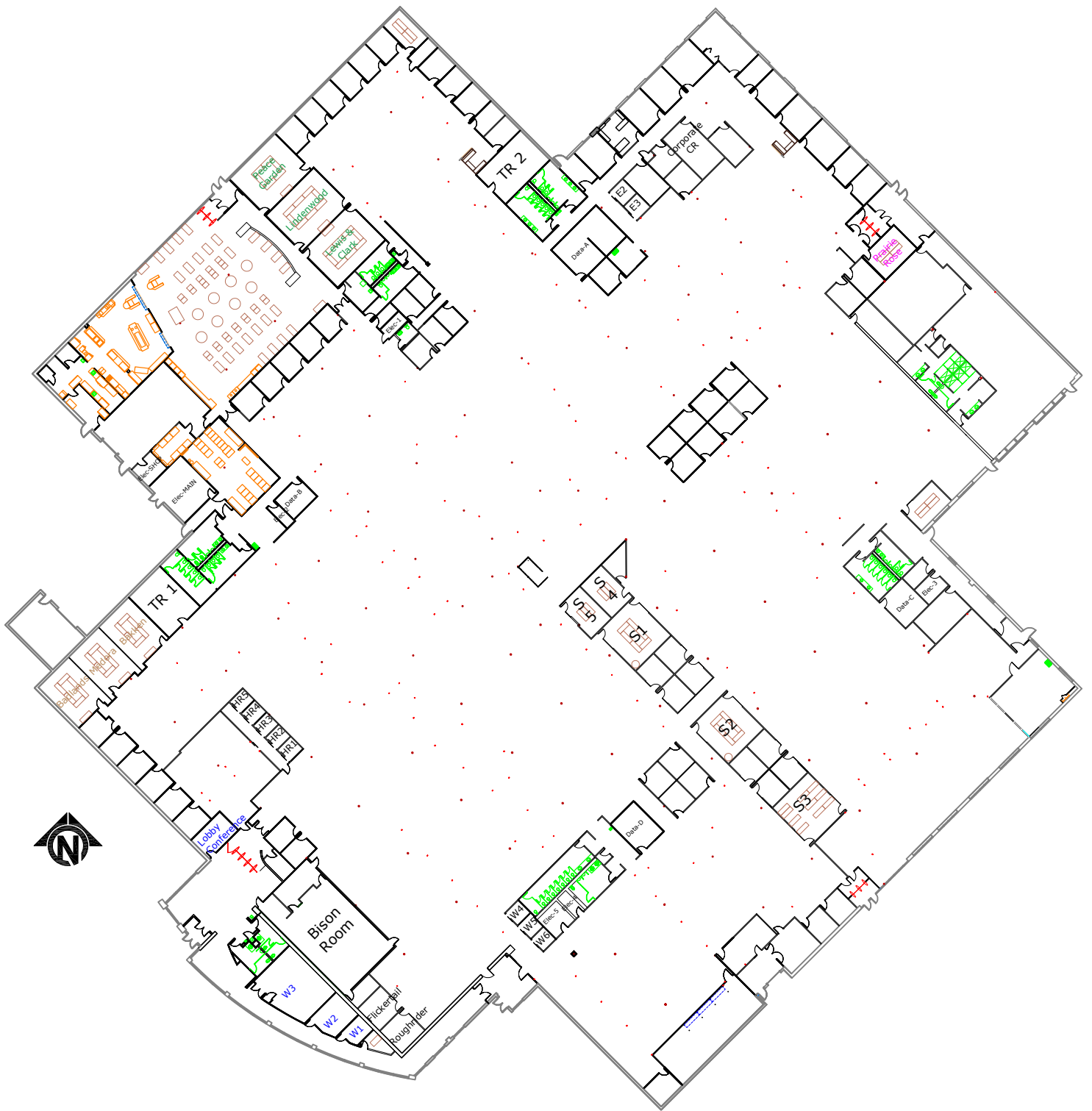
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SITE PLAN



FLOOR PLAN



SITE LOCATION



COMMUNITY PROFILE

Data provided by Esri ©2023

233,012

Population

33.7

Median Age

98,221

Households

145,220

Total Employees

2.0%

Unemployment Rate

19%

High School Graduate

Education

34%

Some College

43%

Bachelor's/Grad/Prof. Degree

\$41,168

Per Capita Income

\$65,419

Median Household Income

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