



900 42ND STREET SOUTH FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, CCIM SIOR

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PROPERTY DETAILS

900 42nd Street South Address

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 Discount (Payment by February 15th) \$ 11,504.34 2024 Total Property Tax \$ 252,136.72

(Based on 2024 Tax Statement from Cass County Treasurer)

Special

Outstanding Balance (Principal Only) Assessments: \$ 236,136.26

> Work In Progress (Estimate) 0.00

(Based on information from City of Fargo Assessor 12/10/24)

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

CONTACT

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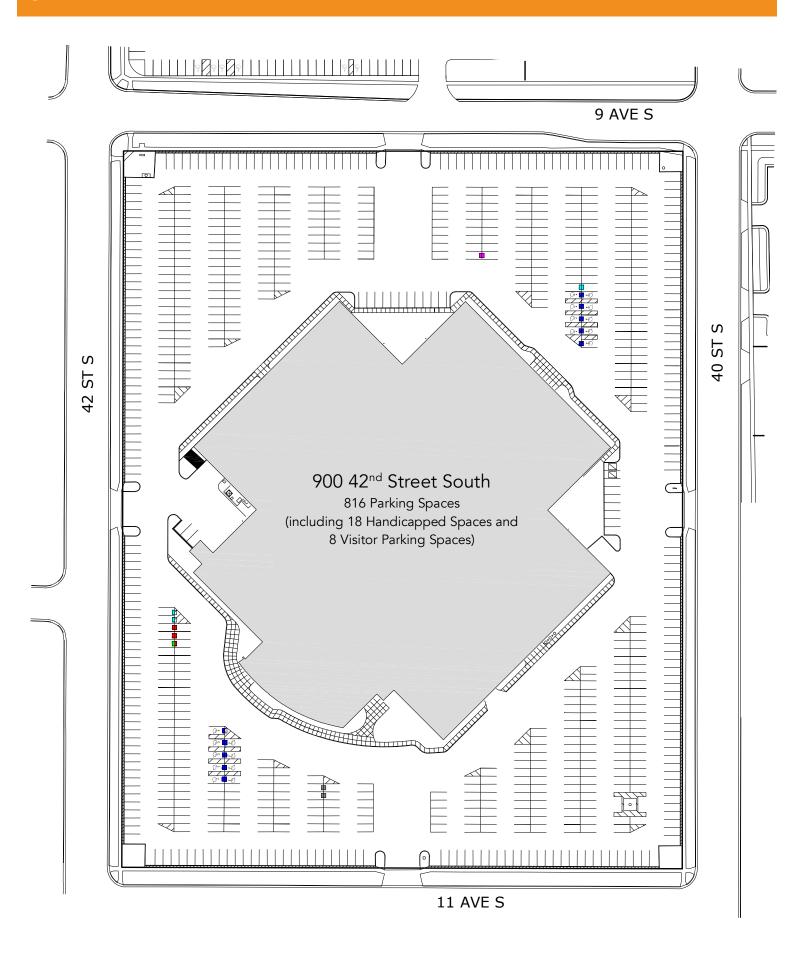


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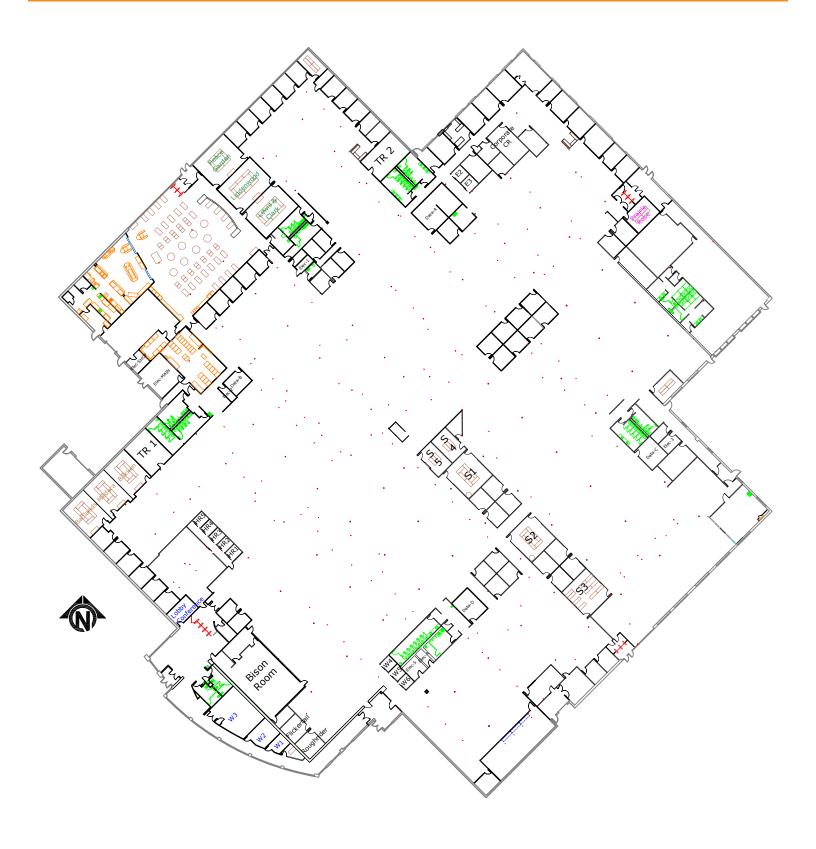


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SITE PLAN



FLOOR PLAN



SITE LOCATION



COMMUNITY PROFILE

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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