

For Lease: Former Wine Bar

5601 33rd Avenue S, Fargo, ND 58104

MLS#25-382



PROPERTY DESCRIPTION: 3,250 SF former wine bar available for lease in Eagle Ridge Plaza. This turnkey space is a great opportunity for a variety of uses, offering upscale finishes, large storefront windows, prep kitchen, and private restrooms. Available Now.

AVAILABLE SPACE: 3,250 SF

LEASE RATE: \$30.00 PSF

ESTIMATED CAM: \$7.00 PSF

EAGLERIDGE DEVELOPMENT FEATURES:

- Courtyard Facing Storefront (select bays)
- Vibrant Neighborhood
- Fast Growth Area
- Can be Subdivided

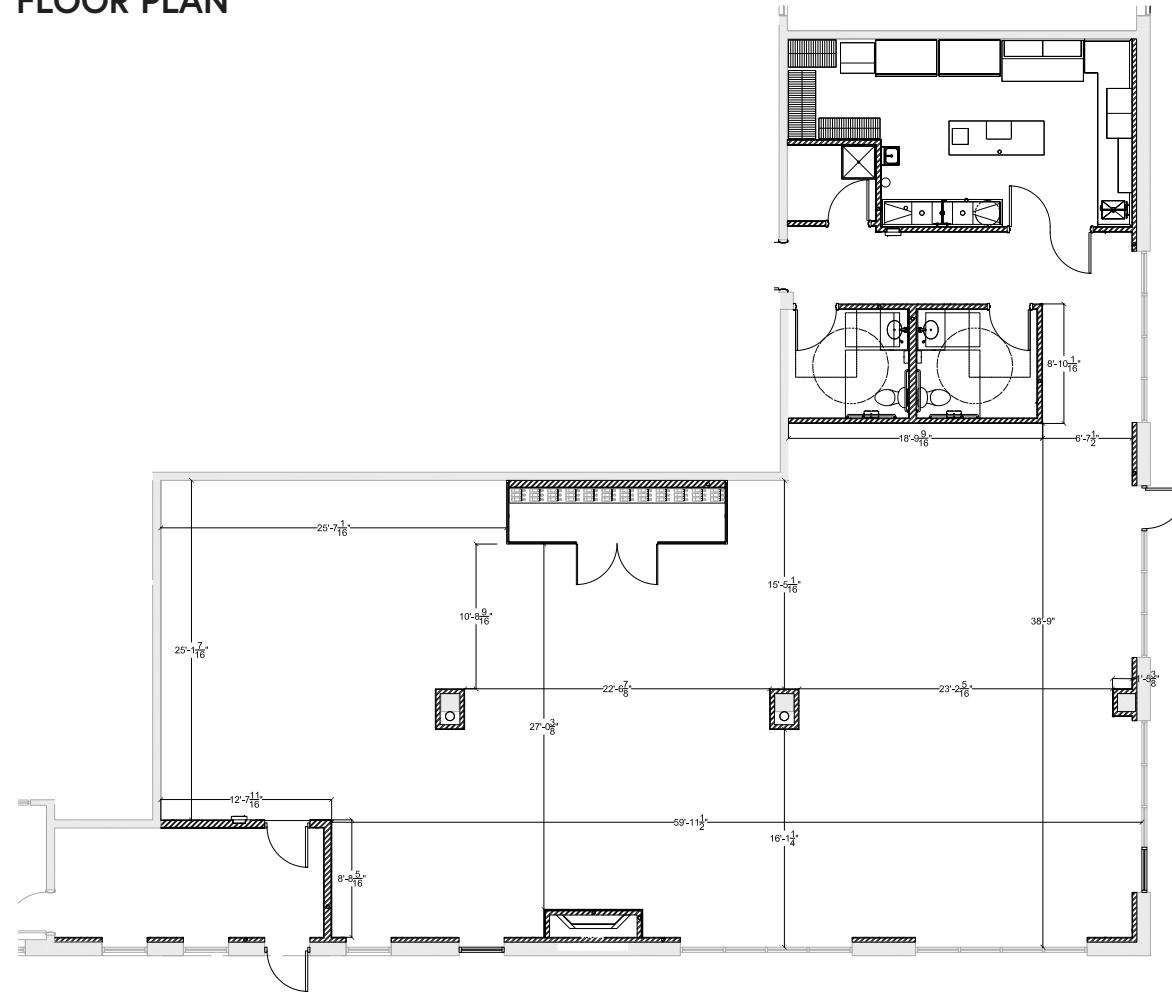


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FLOOR PLAN



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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.

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