

17TH AVE. S. COMMERCIAL LAND

4302 17TH AVENUE SOUTH, FARGO, ND

FOR SALE



GREAT COMMERCIAL SITE WITH EXCELLENT SOUTH FARGO LOCATION


GOLDMARK™
COMMERCIAL REAL ESTATE INC

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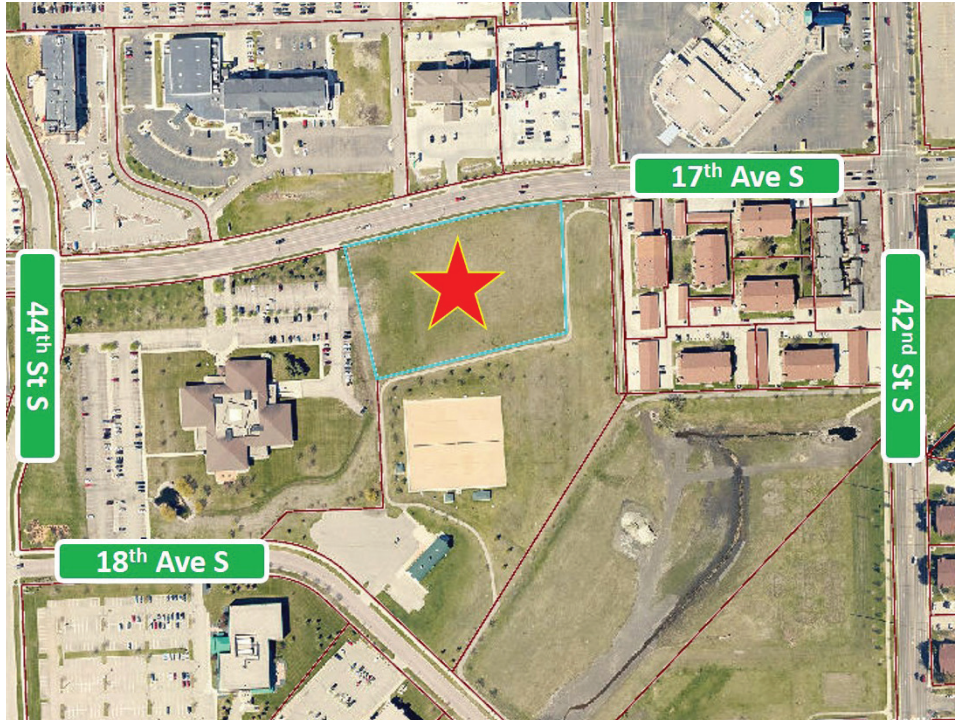


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PROPERTY OVERVIEW: Located in the epicenter of Fargo's primary retail and hospitality corridor, this rare, shovel-ready parcel has location, visibility, and accessibility in spades! This prime commercial property sits on 17th Ave S between two arterial roadways in South Fargo, and is completely surrounded by retail, restaurants, hotels, parks and some of Fargo's largest employers. One of the last vacant parcels to be developed for miles, this property has incredible opportunity for mixed-use including retail, medical, office, and residential. Property can be purchase in whole or subdivided into two tracts. Site is out of the flood plain and already at required elevations with city services available. This is an excellent opportunity to acquire prime land in the commercial heart of South Fargo!



Parcel Details:

Size: 147,226 SF | 3.38 ac (subdivision possible)

Price: \$1,612,125 (\$10.95 PSF) **Subdivided:** \$11.75 PSF

Parcel: 01-3823-00015-030

Legal: Lots 1 & 2, Block 1, West Acres Business Park 3rd Addition

Specials Balance: \$67,794.73 (\$.46 PSF)

2018 Taxes: \$19,403.54

Zoning: GC

Flood Plain: No

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

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Major Retailers within 1 Mile	Major Employers within 1 Mile	Hotels within 1 Mile
West Acres Shopping Mall	Eide Bailly	Delta by Marriott
SCHEELS	US Bank	Hilton Garden Inn
Home Depot	Blue Cross Blue Shield	Expressway Inn & Suites
Kohl's	Discovery Benefits	Home@2 Suites by Hilton
Walmart	AgCountry	Clubhouse Hotel & Suites
Sam's Club		Holiday Inn
		Holiday Inn Express
		Best Western Plus
		Wingate by Wyndham
		Hawthorn Suites by Wyndham
		Mainstay Suites
		Redroof Inn
		C'mon Inn
		Comfort Suites
		Residence Inn by Marriott
		AmericInn by Wyndham

Site Features:

- Incredible location on 17th Ave between 42nd St S & 45th St S
- Phenomenal visibility and strong accessibility
- Huge retail & hospitality presence in area
- High traffic counts
- Out of flood plain & at required elevation
- City services available
- One of the last undeveloped tracts in area
- Can be subdivided