

42ND STREET SOUTH - LAND FOR SALE

4211 53RD AVENUE SOUTH, FARGO, ND 58104

GREAT COMMERCIAL LAND OFF 52ND AVE & 42ND ST

FOR SALE



1711 Gold Drive South, Suite 130
Fargo, North Dakota 58103
www.goldmarkcommercial.com
commercialinfo@goldmark.com

Andy Westby

701.239.5839

Andy.Westby@goldmark.com



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PROPERTY OVERVIEW:

Located in the heart of Fargo's rapidly growing 52nd Ave S corridor, this great commercial land has location, visibility, and accessibility in spades! This excellent property sits on 42nd St S, just off the 52nd Ave S arterial roadway in South Fargo. The parcel neighbors Walmart, many new offices, multiple restaurants, grocery stores and some of Fargo's largest employers including Microsoft and Aldevron. This property has great access off 42nd St S and holds incredible opportunity for office, medical, retail, restaurant and more. Potential options for cross parking with the property to the north. This is an excellent opportunity to acquire prime land in a booming area of South Fargo!



FEATURES:

- Excellent South Fargo location directly off 42nd St S & 52nd Ave S
- Right-in/right-out access to 42nd St S, full access to 53rd Ave S
- Concrete access to 42nd St already installed
- Existing cement parking area on property's north end
- Potential for shared/cross parking agreement with credit union

Size: 68,790 SF | 1.58 Acres

Price: \$1,028,410 | \$14.95 PSF

Parcel: 01-8585-00200-000

Legal:

Lot 1 Block 1
Western State Bank Addition

Specials Balance:

\$163,171.57 | \$2.37 PSF

2019 Taxes/Specials: \$27,139.10

Zoning: LC

Floodplain: Yes

Neighboring Businesses:

First Community Credit Union
Microsoft
Starbucks
Walmart
Essentia Clinic
Holiday Gas Station
Aldi & Cashwise Grocery
Suite Shots
Happy Harry's

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GOLDMARK™
COMMERCIAL REAL ESTATE INC

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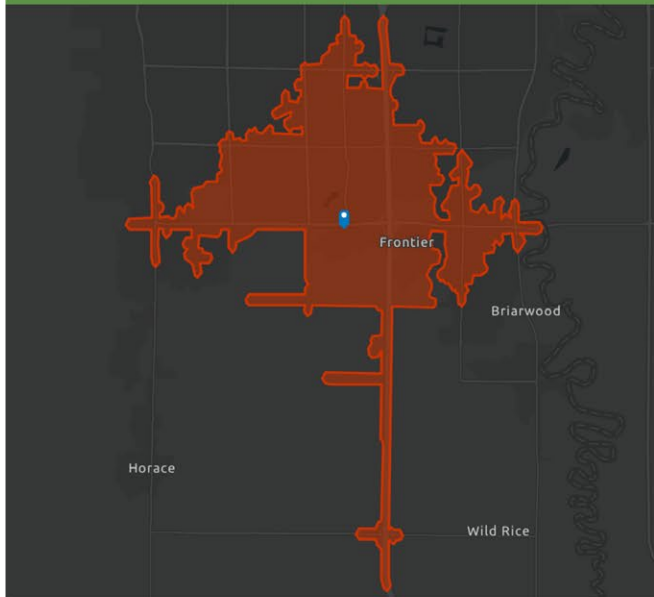


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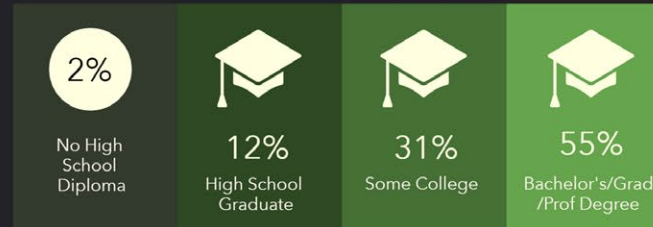
DEMOGRAPHIC PROFILE

5201 42nd St S, Fargo, North Dakota, 58104

Drive Time of 5 Minutes



EDUCATION



EMPLOYMENT



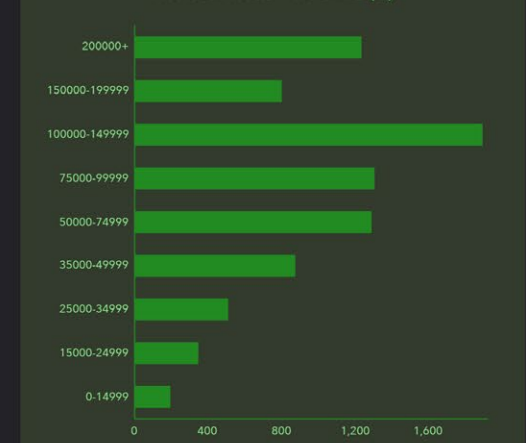
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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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