



100th Avenue S

## COMMERCIAL LAND FOR SALE

9600 39th Street S, Fargo, ND 58104

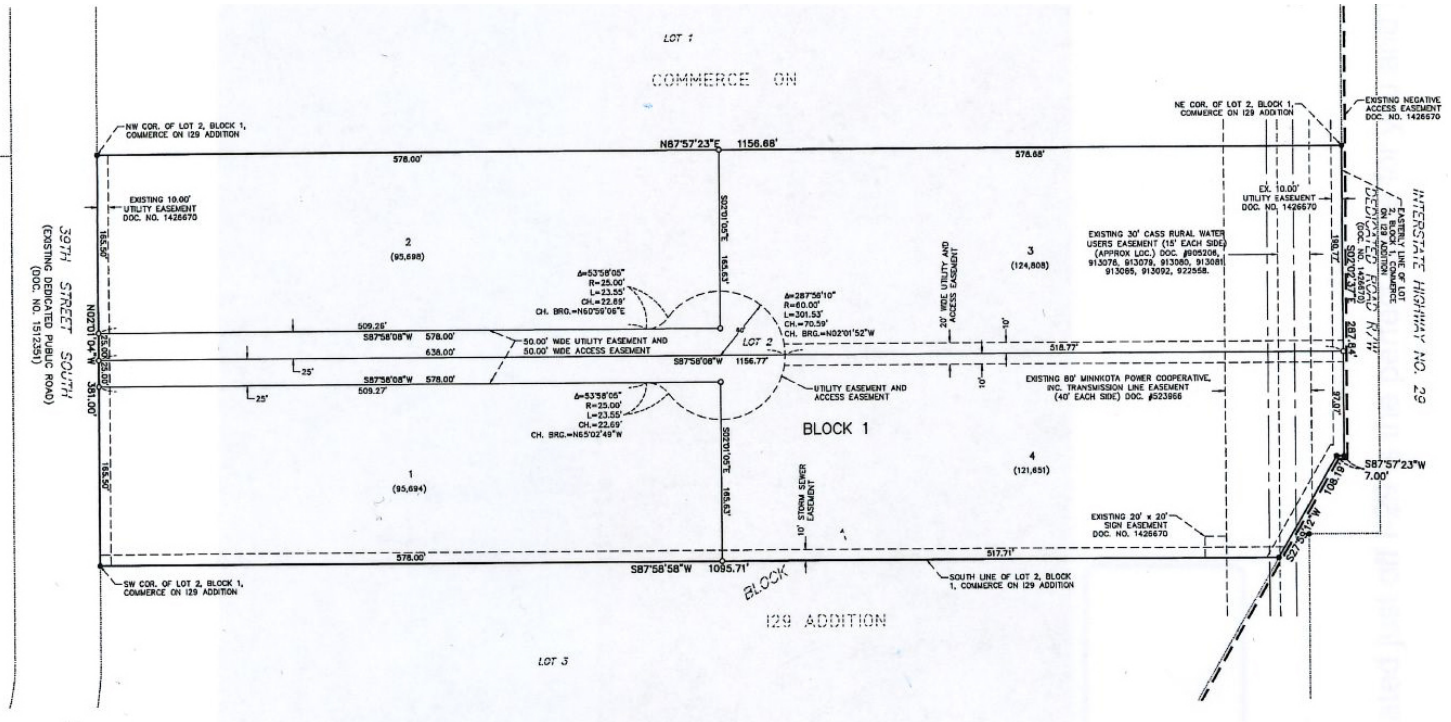


**LORI IBACH**

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**OFFERING SUMMARY**

<b>Sale Price:</b>	\$115,024 per acre
<b>Land SF:</b>	437,778 SF

**PROPERTY OVERVIEW**

Commercial Land for Sale off of I-29 and 100th Avenue S in Fargo. 10.5 Acres available, no special assessments. Subdivision possible. Dedicated sewer line will be in place in 2 years.

**DETAILS**

- **Road:** 40 ft concrete roadway
- **Water:** Cass County Rural Water
- **Sewer:** Association Fees will be collected for pumping holding tank
- **Electricity:** Cass County Electric 3 Phase Power
- **Gas:** Xcel Energy
- Build to Suit opportunities available



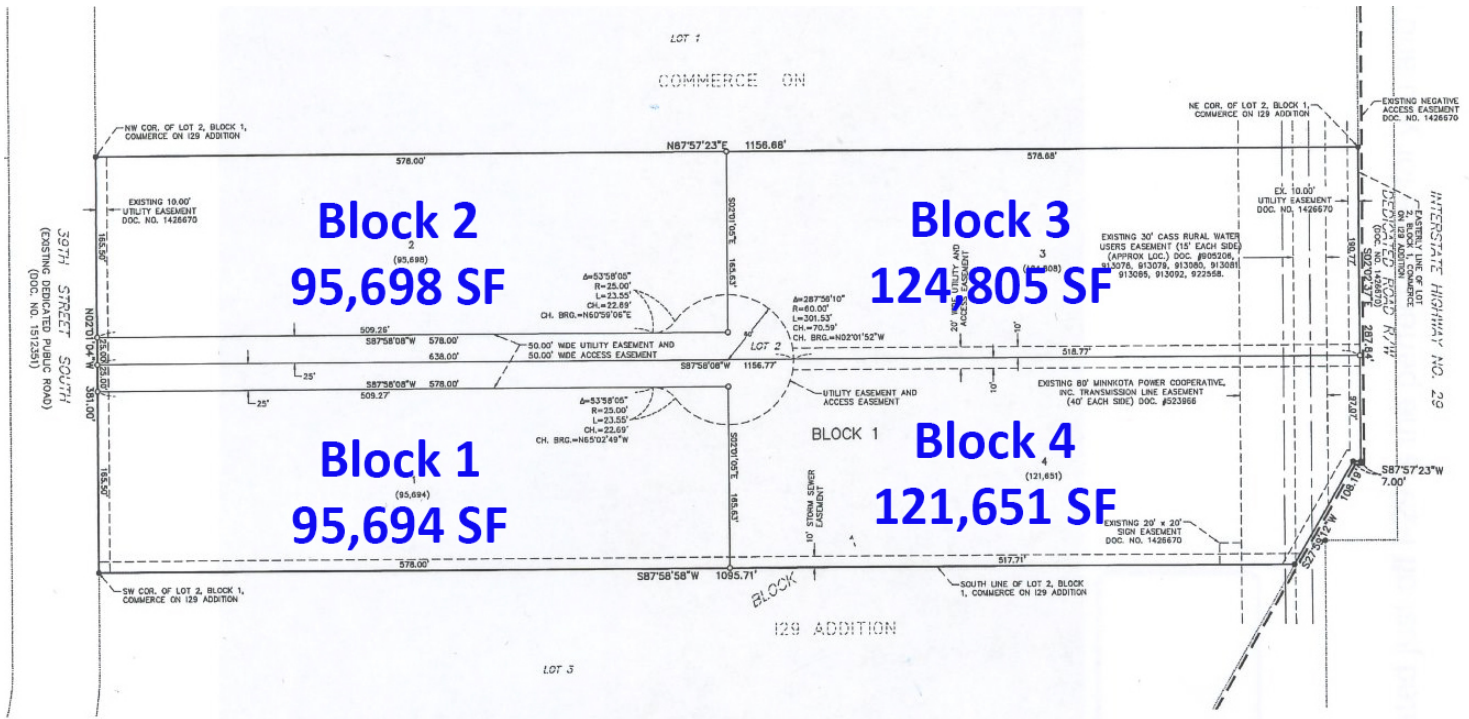
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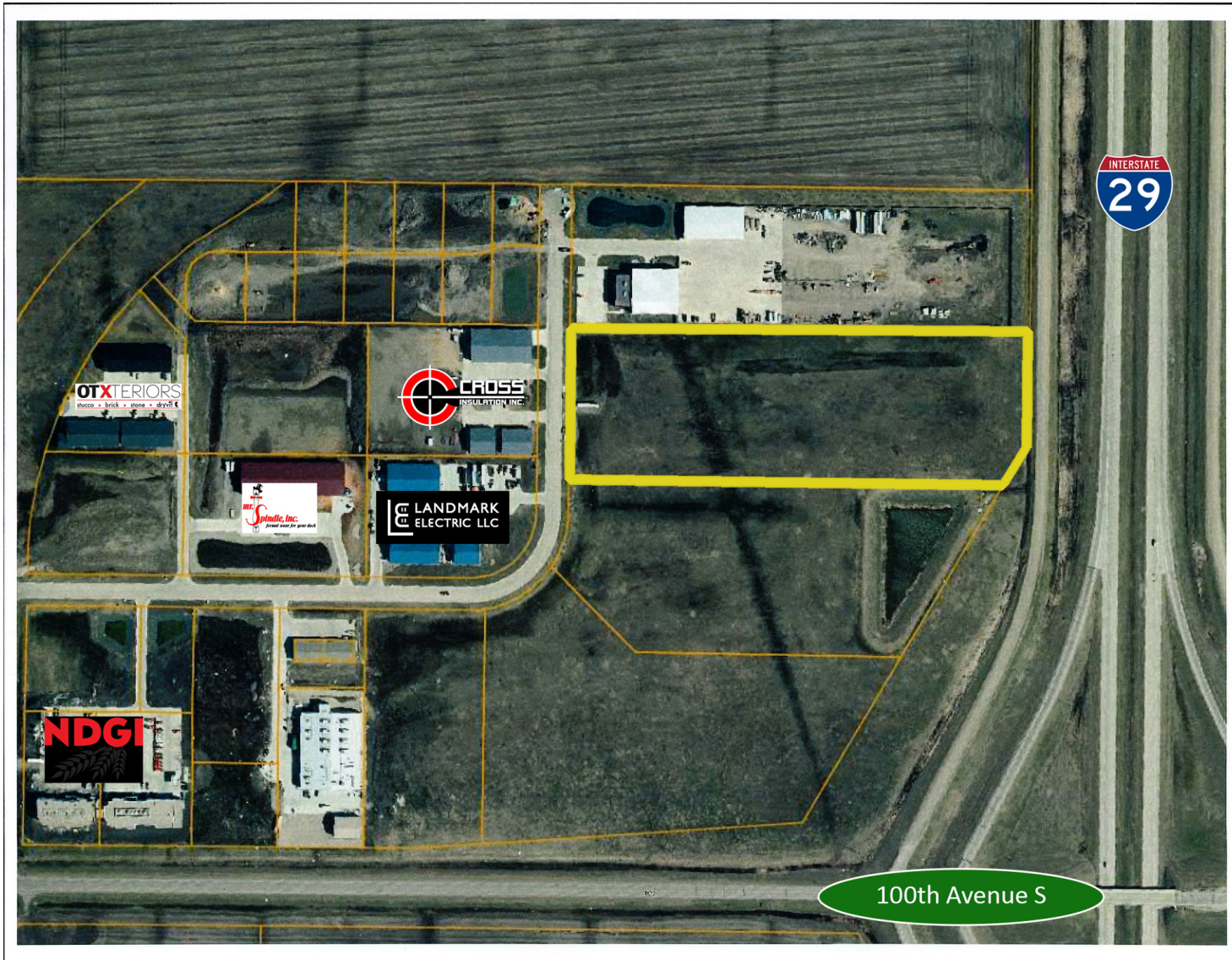


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