

# 32ND AVE/42ND ST COMMERCIAL LAND

3166 SIENNA DRIVE SOUTH, FARGO, ND 58104

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



COMMERCIAL LAND FOR SALE | EXCELLENT SOUTH FARGO LOCATION

Lots Sizes: 27K-64K SF  
Price: \$11.00 - \$13.00 PSF

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## PRICE

Parcel A: SOLD  
Parcel B: \$323,916 | \$12.00 PSF  
Parcel C: \$669,006 | \$13.00 PSF  
Parcel D: \$646,811 | \$11.00 PSF  
Parcel E: SOLD  
Parcel F: \$830,375 | \$13.00 PSF  
Subdivisible lot

## SIZE

Parcel A: 87,682 SF | **SOLD**  
Parcel B: 26,993 SF | .62 ac  
Parcel C: 51,462 SF | 1.18 ac  
Parcel D: 58,801 SF | 1.35 ac  
Parcel E: 61,825 SF | **SOLD**  
Parcel F: 63,875 SF | 1.47 ac  
Subdivisible to 32k SF

## ZONING

General Commercial

## CITY SPECIALS BALANCE

\$1.37 PSF

## TRAFFIC COUNTS

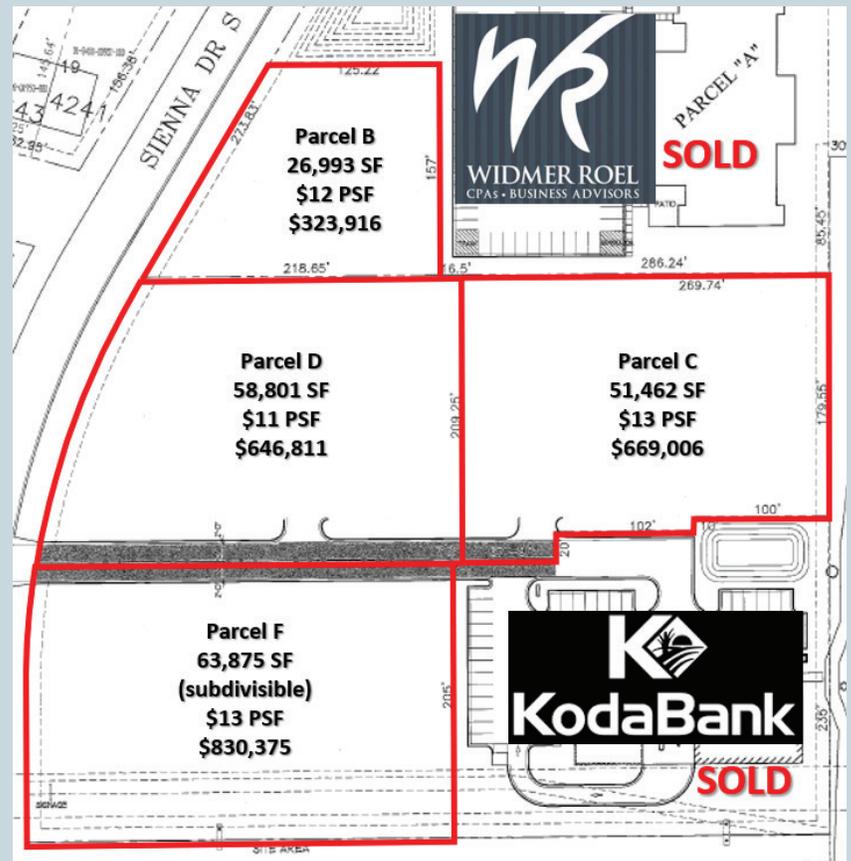


## PROPERTY DESCRIPTION:

Location, visibility, and accessibility, this site has it all! These prime commercial lots sit at the intersection of two major roadways in South Fargo and less than ½ mile west off the Interstate 29 & 32nd Ave S interchange. Recent and future developments along 42nd Street and 32nd Ave make these lots a great fit for medical, office, retail and more. Four parcels are available, with the potential for additional subdivision if requested. Existing water retention already available for Lots B/C/D. This is an excellent opportunity to acquire prime commercial land in this rapidly developing South Fargo location!

## FEATURES:

- Incredible location off 32nd Ave and 42nd St S
- Phenomenal visibility and strong accessibility
- ½ mile from I-29 interchange
- Over 25k vehicles/day on 42nd & 32nd
- Strong neighboring development activity
- Existing water retention onsite for lots B/C/D



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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EXAMPLE PLAT

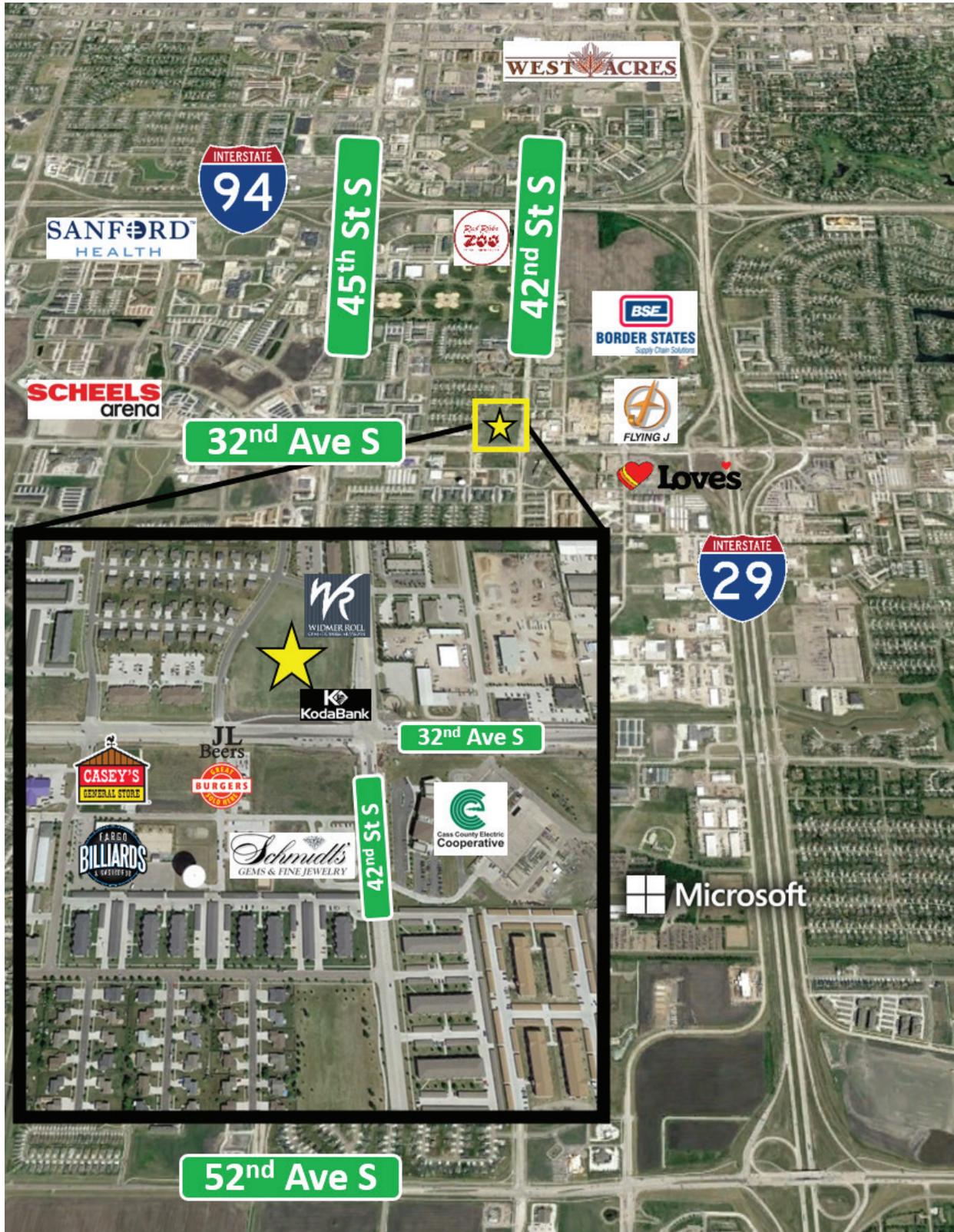


\*EXAMPLE ONLY

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REFERENE MAP



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1 MILE DEMOGRAPHICS



3 MILE DEMOGRAPHICS

