

13TH AVE RETAIL

3520 13TH AVE S, FARGO, ND 58103



FOR SALE OR LEASE



FORMER PAWN AMERICA BUILDING ON BUSY 13TH AVE & I-29

Building Size: 13,424 SF

Base Rent: \$8.00 PSF | NNN

Sale Price: \$1,400,000

Paul Campbell | 701.893.2826

paul.campbell@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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GOLDMARKTM
COMMERCIAL REAL ESTATE INC

BUILDING SIZE

Total - 13,424 SF
1st Floor - 9,988 SF
2nd Floor - 3,456 SF

SALE PRICE

\$1,400,000

BASE RENT

\$8.00 PSF | NNN

PARCEL NUMBER

01-2580-00105-000

ZONING

General Commercial

2020 TAXES/SPECIALS

\$22,391.57

LOT SIZE

1.12 Acres

YEAR BUILT

2008

PROPERTY DESCRIPTION:

Make this uniquely designed building the new home for your business! Located on the busy corner of I-29 and 13th Avenue, this former Pawn America space would be excellent for retail or office use for a prospective buyer or tenant.

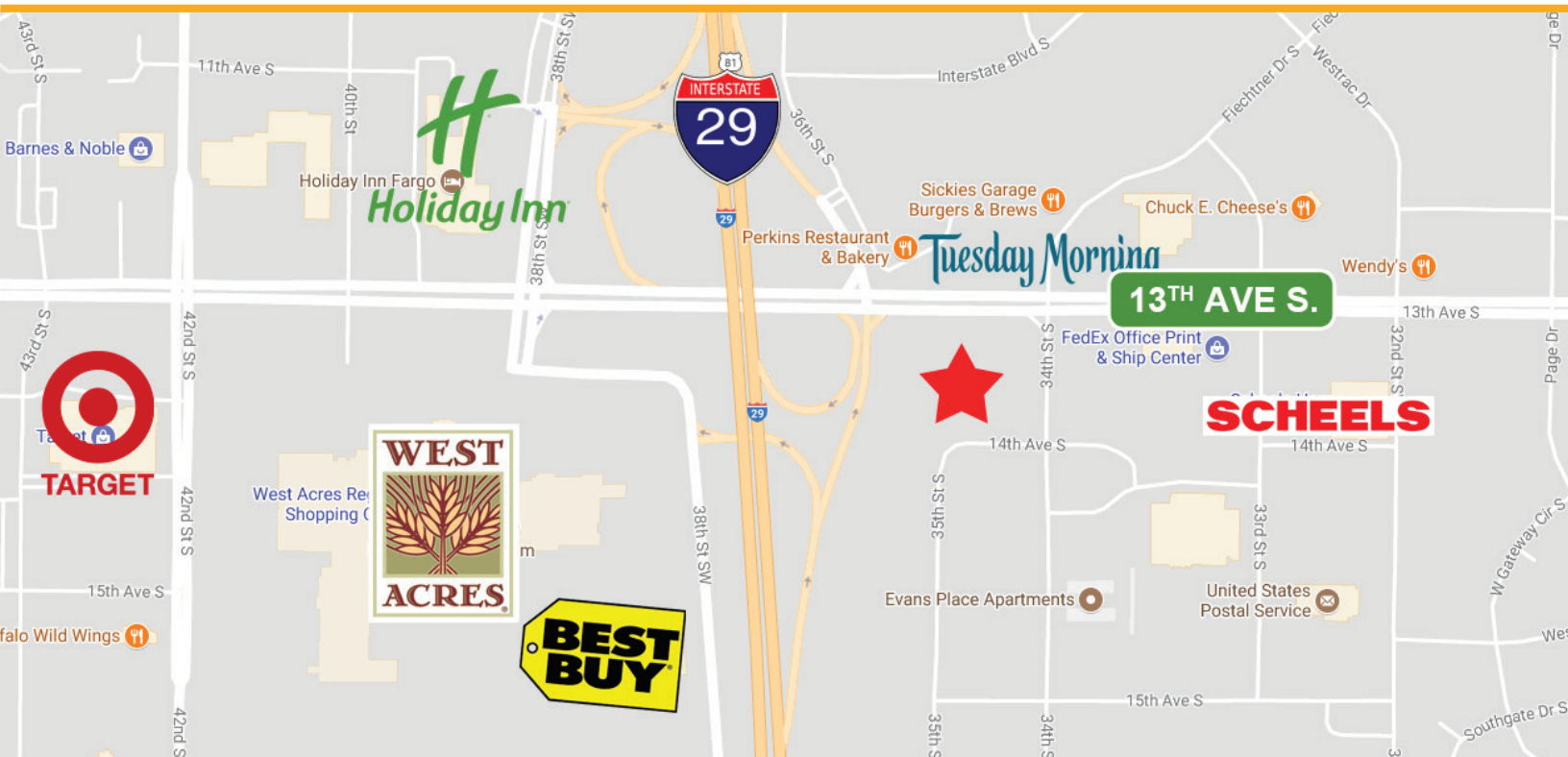
PROPERTY FEATURES:

- Open mezzanine space above ground floor
- Drive-thru
- Large building signage
- Large stand-alone pylon signage on 13th Avenue
- Two billboards on the property provide extra income for owner

DAILY TRAFFIC COUNTS:

- I-29 - 63,705
- 13th Ave - 29,615

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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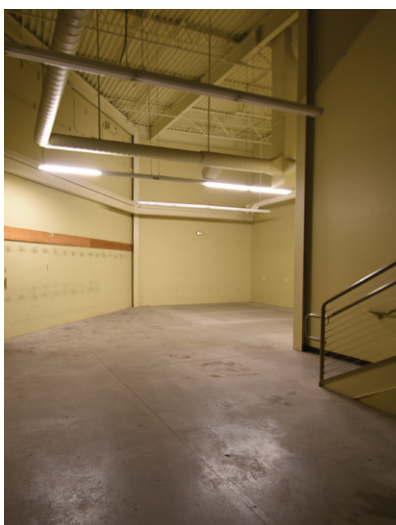
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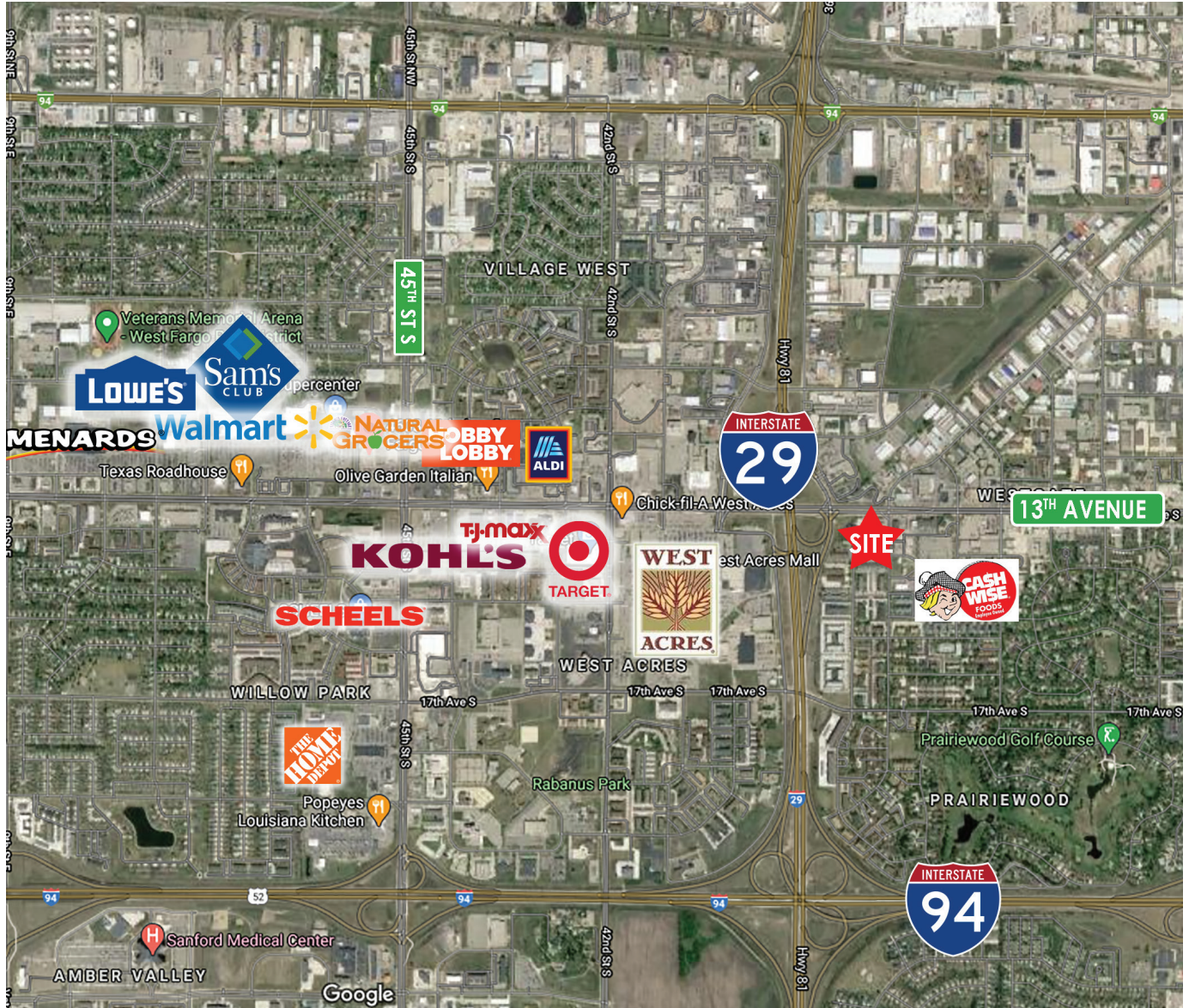
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