Commercial Building for Sale



110 Main Avenue E - West Fargo, North Dakota



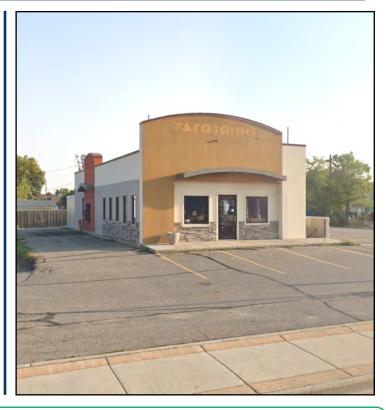
Sale Price: \$475,000

Property Information

- ♦ 1,763 sf building
- ◆ 27,400 sf (0.63 acre) lot
- Highly visible Signage
- 34 parking spaces
- Zoned C Light Commercial

Property Highlights

- ♦ Existing Drive-thru
- New roof installed in 2019
- Located at signalized intersection
 - ♦ 12,615 vpd along Main Avenue E
 - ♦ 6,480 vpd along Center Street





Duemelands Commercial Real Estate 301 E. Thayer Avenue - Bismarck, ND 58501 Phone: (701) 221-2222 www.duemelands.com Jill Duemeland, CCIM CEO & President Phone: 701.221.9033 jill@duemelands.com April Eide, CCIM Vice President of Brokerage Direct: 701.223.5863 april@duemelands.com

Property Information

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Property Identification

Address:

110 Main Avenue E West Fargo, North Dakota

Legal Description:

Lot 2, Block 1

Main Avenue Subdivision

City of West Fargo

County of Cass

State of North Dakota

PID:

02-1140-00025-000

Property Details

Building Size:

1,763 sf

Built:

1986

Lot Area:

27,400 sf (0.63 acres)

Zoned:

C - Light Commercial

Property Taxes:

\$6,142.22 (2021)

Special Assessment Balance:

\$12,648.15 (To be verified by Buyer)



Area Demographics

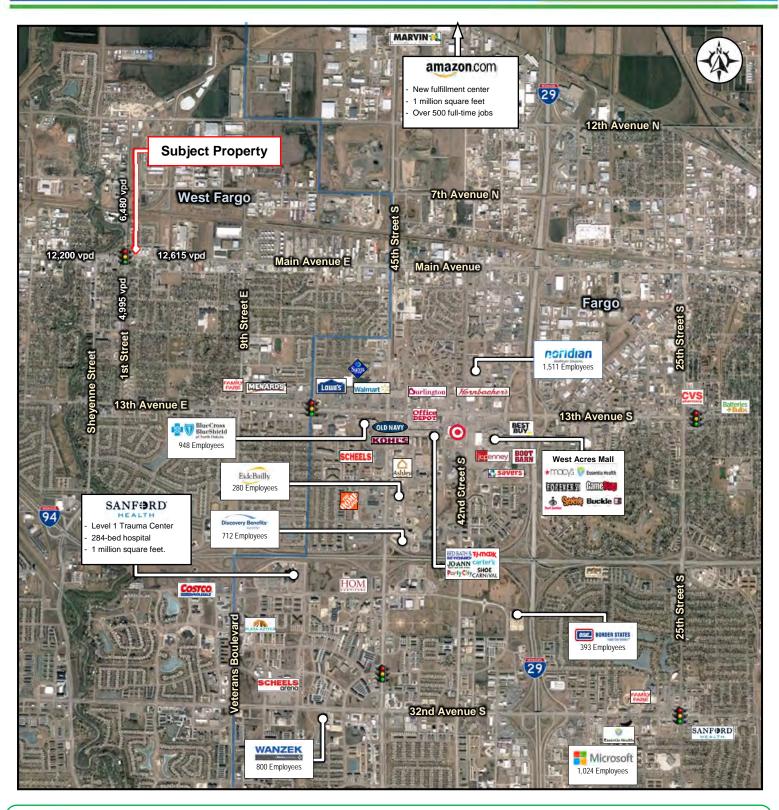
Radius	1-Mile	3-Mile	5-Mile
Population:	8,563	41,387	111,977
Number of Households:	3,695	18,509	48,191
Average Household Income:	\$73,224	\$83,845	\$80,419
Population w/ \$50K+ Income:	2,333	11,692	28,143
Percent of Population w/ Associates Degree+:	42.0	49.9%	53.5%
Number of Employees:	5,073	41,376	92,616
Number of Businesses:	404	2,258	5,084



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West Fargo / Fargo Aerial

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