

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
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Property Information

Commercial Building for Sale

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

<i>Radius</i>	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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