

INVESTMENT PROPERTY

LUCKY'S PUB FARGO, ND

4301 17th Ave S | Fargo, ND 58103

OFFERING
MEMORANDUM



\$98,913

average 5-mile
household income



82,449

households within
5-mile radius



191,846

5-mile
population

JILL DUEMELAND, CCIM
BROKER/OWNER

President & CEO
701.471.8996 | jill@duemelands.com

APRIL A. EIDE, CCIM

VP of Brokerage
701.391.8220 | april@duemelands.com

AARON STENBERG
BROKER/OWNER

VP of Construction & Property Management
701.221.2100 | aaron@duemelands.com



DUEMELANDS
COMMERCIAL REAL ESTATE

— LICENSED IN ND, SD, MN —

PROPERTY DETAILS

The property at 4301 17th Ave S in Fargo, North Dakota, is a well-maintained commercial asset originally constructed in 2011 and situated on a 1.406-acre site. The building totals approximately 9,576 square feet and is held in fee simple ownership, providing investors with full control of the underlying real estate. Originally configured as a single-tenant lease, the asset was modified into a two-tenant center at the end of 2025, enhancing its flexibility, tenant diversification, and long-term leasing appeal within a stable Fargo submarket.

The property generates annual rental income of ~\$368,500 and is offered at a price of \$4,100,000, reflecting an 9.0% capitalization rate. This investment presents a compelling opportunity for buyers seeking stable cash flow with improved risk mitigation through a dual-tenant structure. With relatively recent construction, strong site fundamentals, and diversified income, the asset is well-positioned as a low-maintenance addition to a commercial real estate portfolio.



TENANTS:
2



BUILDINGS:
1



YEAR BUILT:
2011



APN:
01-8389-00020-000



CAP RATE:
9.0%



TOTAL SF:
9,576 SF



LOT SIZE:
1.406 AC



PARKING:
~80 SURFACE SPOTS



TYPE OF OWNERSHIP:
FEE SIMPLE (BUSINESS NOT FOR SALE)



PRICE:
\$4,100,000



RETAIL MAP





DUEMELANDS
COMMERCIAL REAL ESTATE

**DUEMELANDS COMMERCIAL
REAL ESTATE**

301 E Thayer Avenue
Bismarck, North Dakota 58501
Main: 701.221.2222
www.duemelands.com

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