

FOR SALE OR LEASE

109 & 113 Broadway North, Fargo, ND 58102

MLS #24-363 & 24-378



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

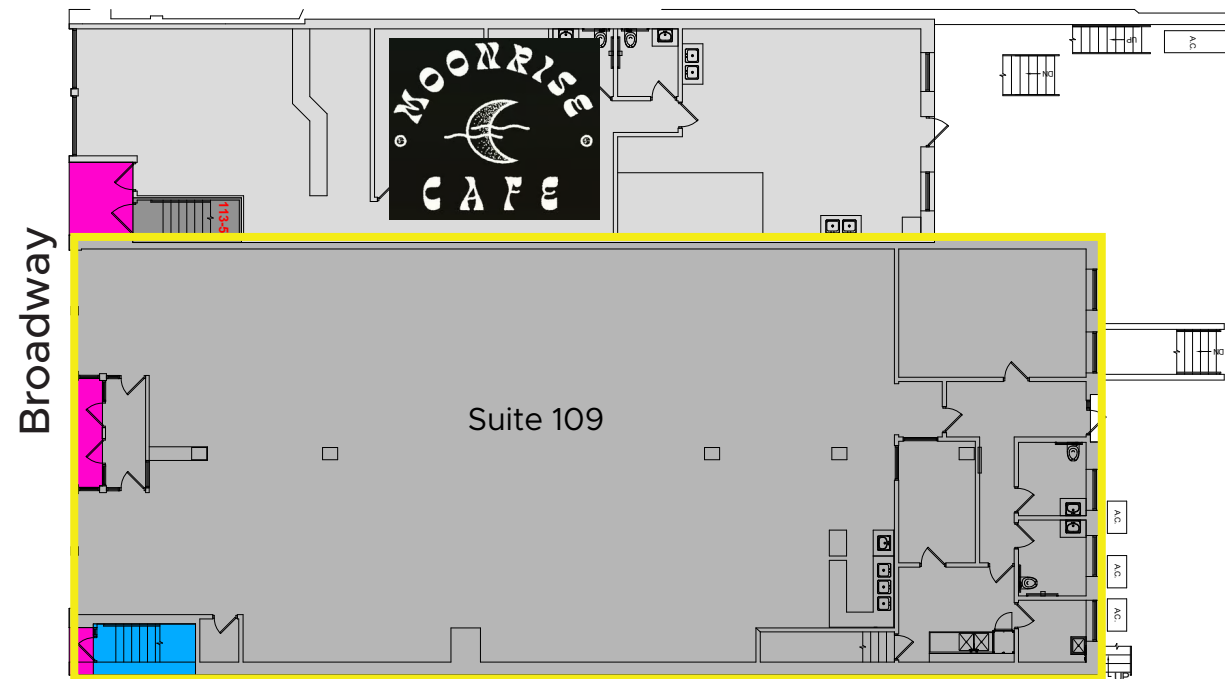
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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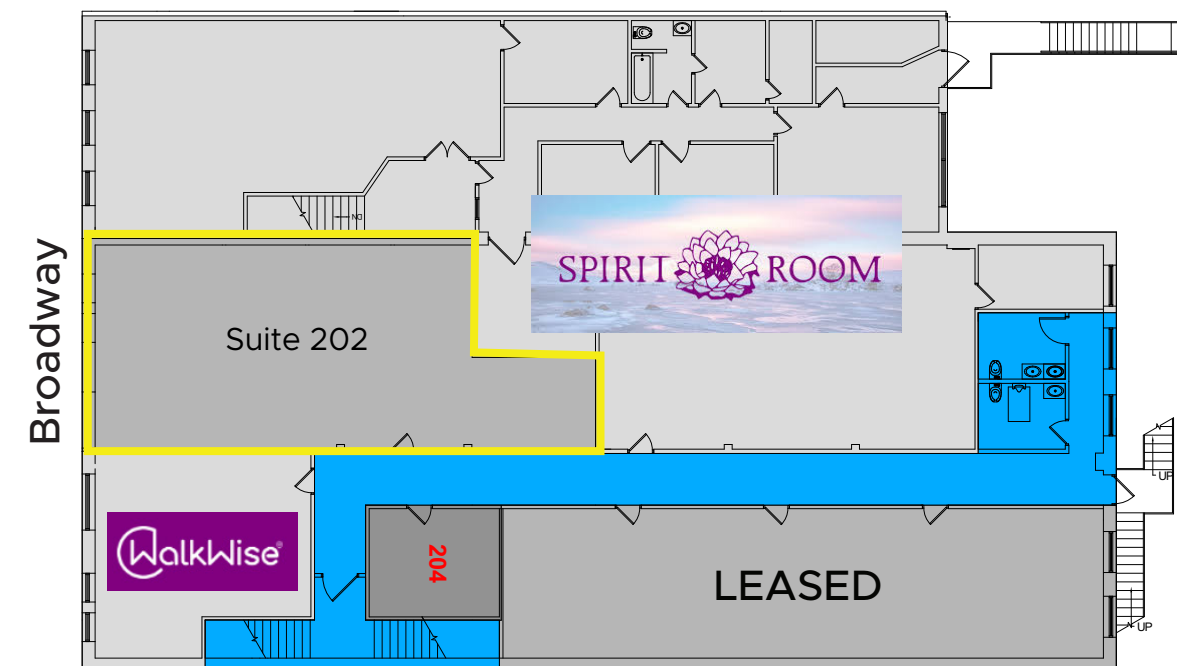
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Floor Plan: First Floor



Floor Plan: Second Floor

**Property Description:**

The Hancock/Douglass Building is located on Broadway across from the iconic Black Building in the heart of downtown Fargo. There is currently retail space available on the ground floor and office space available on the 2nd and 3rd floors. Neighboring businesses include Silver Lining Creamery, Replay Games, and Third Drop Coffee. This location is considered a Walker's Paradise, with a Walkscore® of 96 and BikeScore® of 94.
*Opportunity Zone tax benefits may apply.

Purchase Price: \$1,850,000

Lease Rate: \$15.00 SF (Suite 109)
\$14.00 SF (Suite 202)
\$10.00 SF (Suite 301)

Estimated CAM: \$4.00 SF
(Includes Utilities)

Taxes: Included in CAM

Snow Removal: Included in CAM

Heat: Included in CAM

SWG: Included in CAM

Phone/Internet: Paid by Tenant

Janitorial: Paid by Tenant

Year Built: 1903

Building Size: 28,450 SF

Parcels: 01-1520-00780-000
01-1520-00770-000

Available Spaces: Suite 109 - 5,871 SF
Suite 202 - 1,285 SF
Suite 301 - 5,948 SF

Consolidated Taxes: \$39,831.89

2023 Specials Installment: \$3,761.99

Estimated Specials Balance:\$7,405.36

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Suite 109



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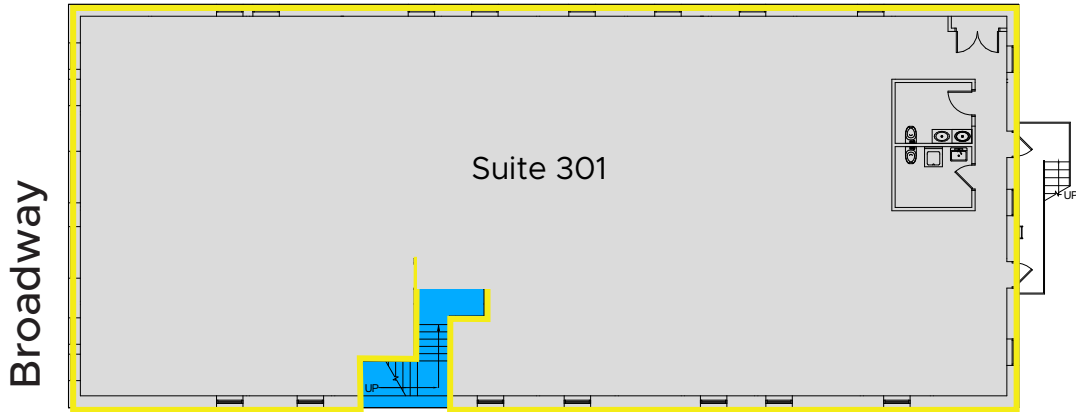
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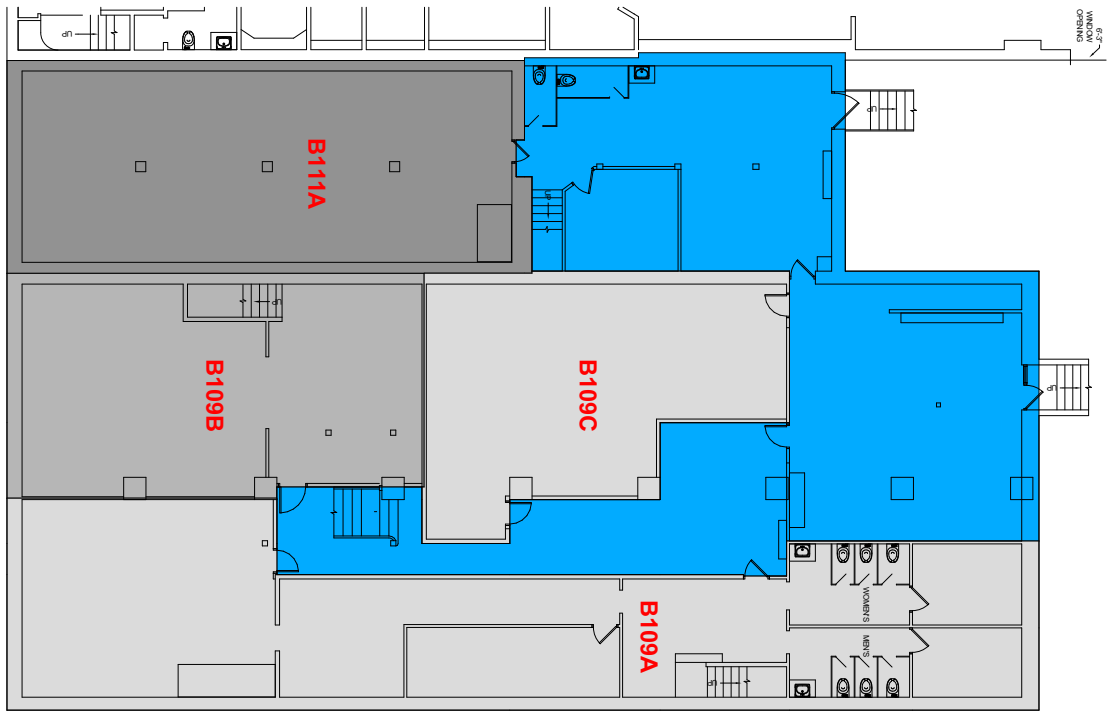
Suite 202



Floor Plan: Third Floor



Floor Plan: B1



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Public Parking
First 2 Hours Free
Free Nights & Weekends

KEY METRO DEMOGRAPHICS

263,000
metro-area residents

17.5%
population growth in 10 years

23,000
new jobs in 10 years

2.4%
unemployment rate

31%
Fargo residents aged 18-34

30,000
college students attending area universities

65%
young adults from the area who stay in Fargo-Moorhead for work

43%
people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

5,000
new residents in the metro area per year

35%
annual income increase for renters in 10 years

2X
number of renters with an income of \$75,000-\$100,000 compared to 2013

45,000
multifamily units across the metro area

2,700
market-rate units in the downtown core

1,400
new multifamily units added to the metro area per year

200
new multifamily units in core neighborhoods per year

\$1 BILLION
average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

4,100
people living downtown

47%
family households

31
average age

49%
female residents

51%
male residents

50%
household with pets

5,000
new residents by 2032

Sources:
Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023
North Dakota Job Service
Building Industry Association of the Red River Valley
U.S. Census Bureau



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