

FOR SALE OR LEASE

109 & 113 Broadway North, Fargo, ND 58102
MLS #24-363 & 24-378



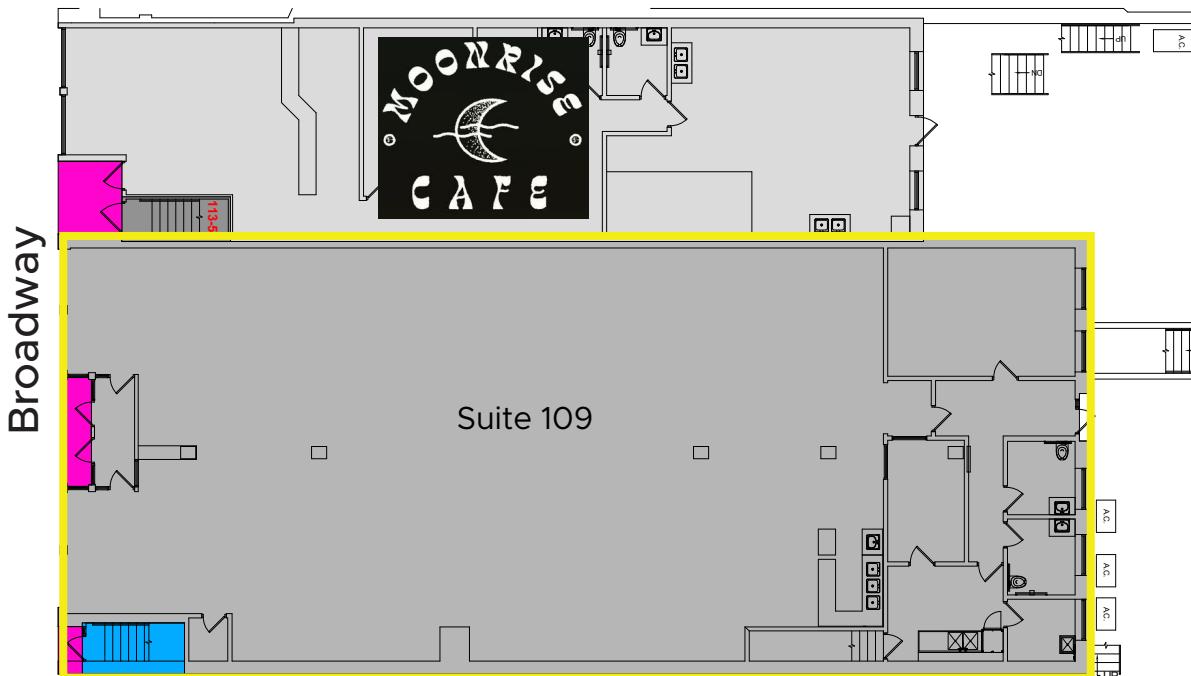
www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

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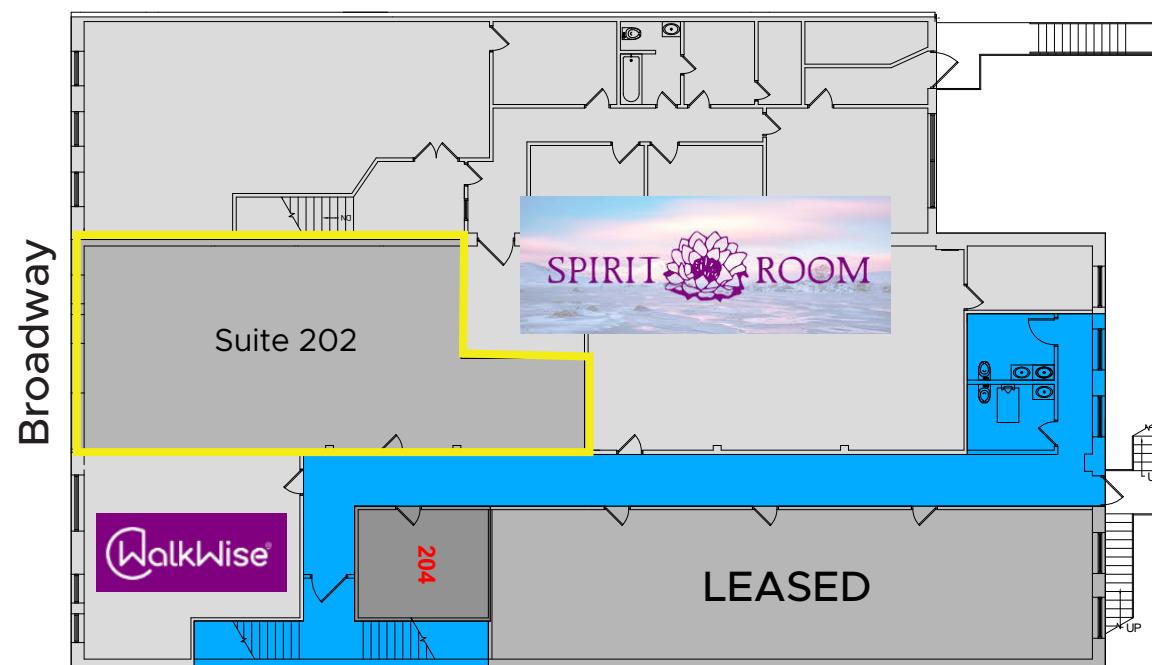
MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

JUSTIN GUSTOFSON
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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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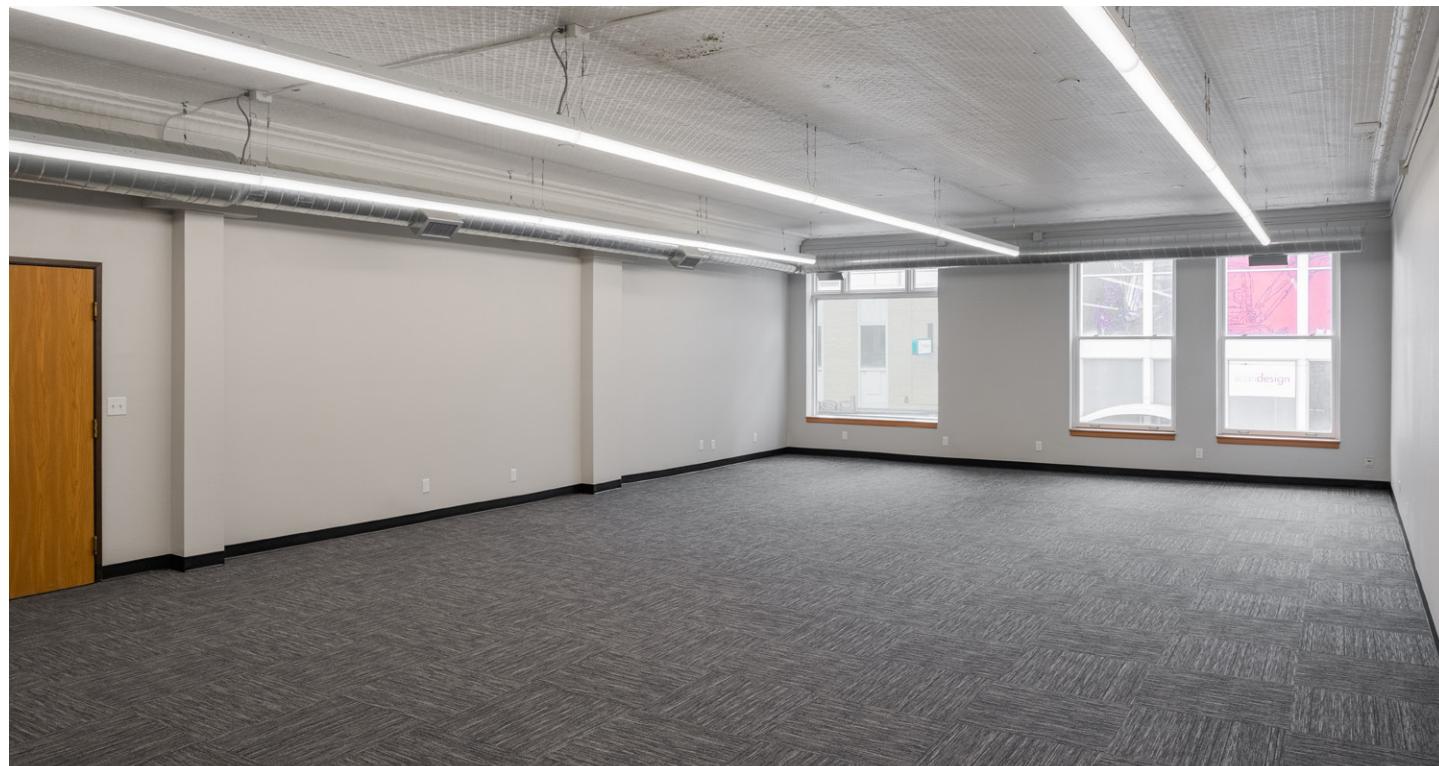
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Suite 202

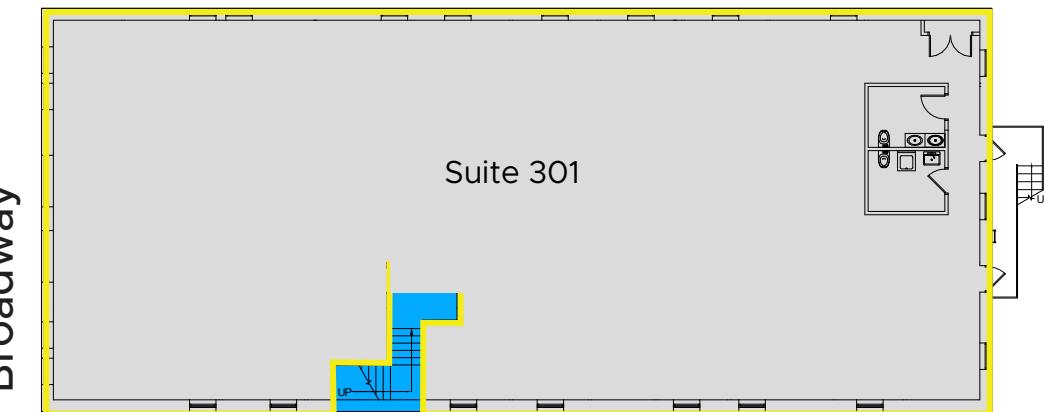


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Floor Plan: Third Floor



Floor Plan: B1



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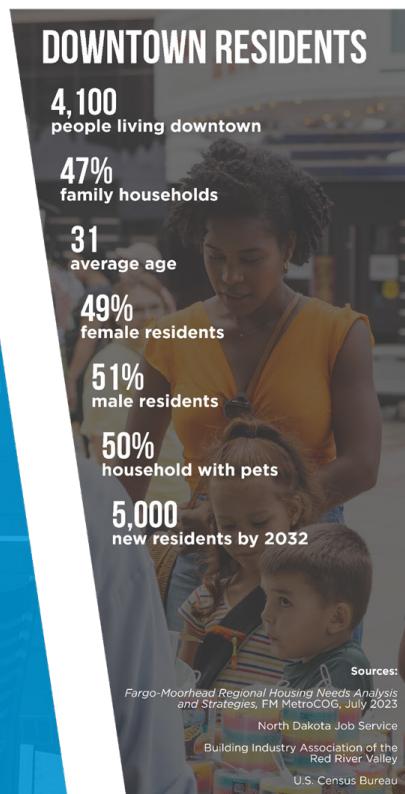
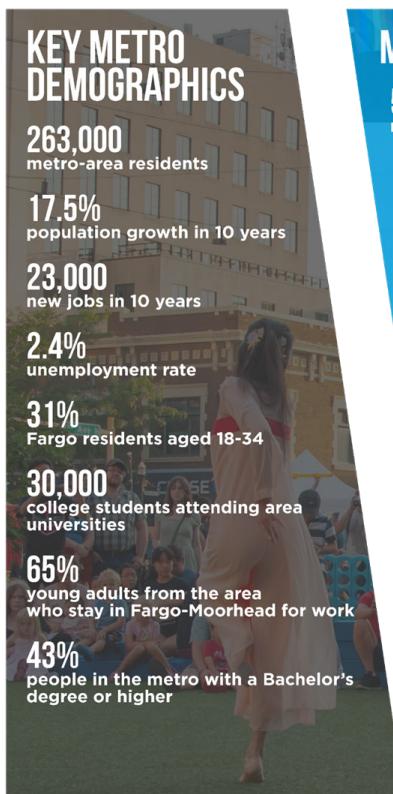
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Public Parking
First 2 Hours Free
Free Nights & Weekends



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