

2 Gas Station Package for Sale



Fargo, North Dakota



Properties are still open. Please DO NOT contact manager or disturb customers. Please contact listing broker before any visit to the site.

Property Information (#1) - \$2,583,000

- ◆ Address: 4350 13th Avenue S
- ◆ Buildings *Built*
 - ◇ C-Store: 2,450 sf (1985)
 - ◇ Car Wash: 3,229 sf (1996)
 - ◇ Auto Shop: 3,572 sf (1985)
- ◆ Fuel Pumps: (6) dual pumps - (12) spaces
- ◆ Lot Size: 1.10 acres (47,999 sf)
- ◆ Zoning: GC
- ◆ Traffic: 26,440 vpd on 13th Avenue S

Area Demographics

Radius	Residential Population	Average HH Income	Daytime Population
1-mile	4,708	\$51,523	27,051
3-mile	32,956	\$69,717	73,653
5-mile	68,386	\$73,548	126,968

Property Information (#2) - \$1,826,000

- ◆ Address: 2501 23rd Avenue S
- ◆ Building: 6,892 sf (*Includes car wash*)
- ◆ Built: 1999
- ◆ Fuel Pumps: (7) Dual pumps - (12) spaces
(6) Gas + (1) Diesel Pump
- ◆ Lot Size: 0.94 acres (40,846 sf)
- ◆ Zoning: GC
- ◆ Traffic: 25,365 vpd on 25th Streets

Area Demographics

Radius	Residential Population	Average HH Income	Daytime Population
1-mile	6,590	\$72,890	12,117
3-mile	38,156	\$72,001	118,719
5-mile	75,357	\$73,613	206,761



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