### -2 Gas Station Package for Sale

#### Fargo, North Dakota



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

- Address: 4350 13th Avenue S
- Buildings

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- ildings *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



Duemelands Commercial Real Estate 301 E. Thayer Avenue - Bismarck, ND 58501 Phone: (701) 221-2222 www.duemelands.com

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

DUEMELANDS COMMERCIAL REAL ESTATE

- 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)
- Joning: 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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## → 4350 13<sup>th</sup> Avenue South

#### Gas Station Package



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#### Gas Station Package





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