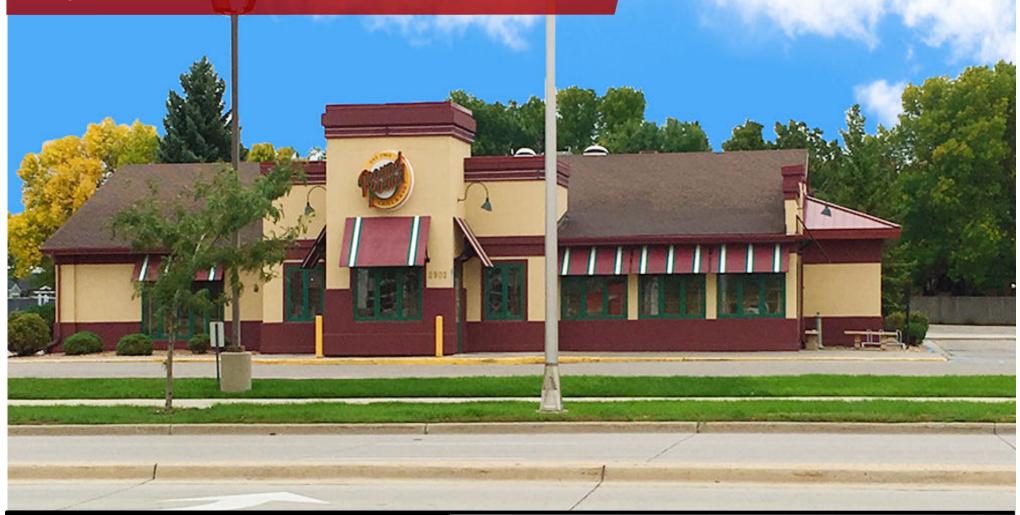
Restaurant / Medical / Retail / C-Store

2902 13th Ave. S - Fargo, ND

Building: 5,998 sf / Lot: 1.43 acres / 62,100 sf - \$1,375,000





Bill Daniel, CCIM, Broker 701.220.2455 Bill@DanielCompanies.com

Area Traffic Count: VPD



Potential Uses:

- Restaurant / Bistro / Bar
- Gas / Convenience Store
- Retail / Financial / Bank
- Medical Clinic
- Coffee / Wine Bar
- Association Headquarters
- Fitness Studio
- Investment Property





Includes:

- Real Estate
- Furniture, Fixture & Equipment
- Business is closed
- 5,998 sf Building
- Lot Size: 1.43 acres / 62,100 sf
- Built 1983 Major Remodel
 w/ Addition 2001
- GC Zoning
- 235 Seating Capacity
- High Traffic Corner Signalized
 Intersection
- Taxes: \$19,829.81
- Specials: \$1,732 Installments / \$13,221 Balance
- Abundant parking & handicap accessibility

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

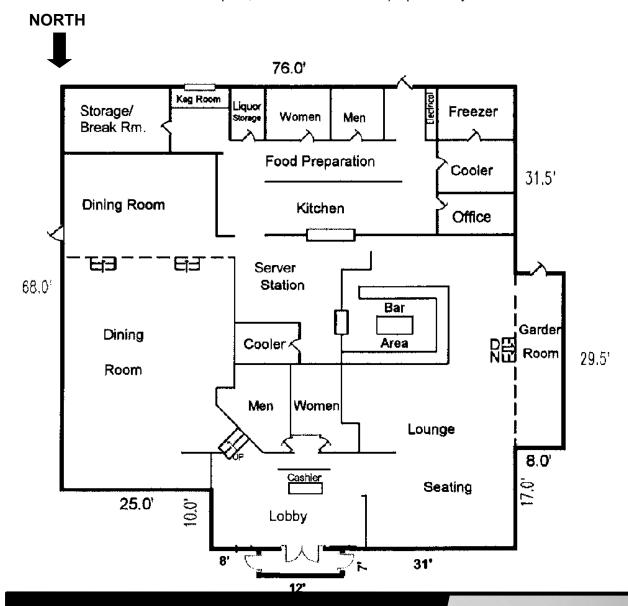
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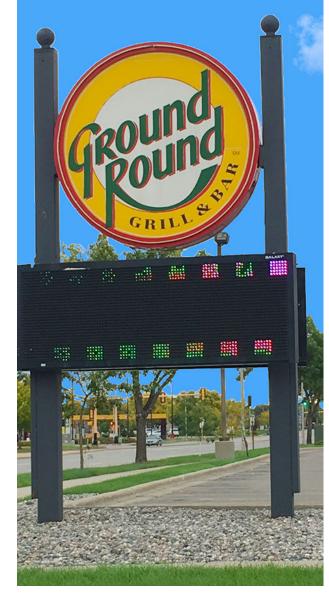


^{**}Broker is part owner

BUILDING SKETCH

Note: No exact scale is implied; sketch is for illustrative purposes only.





Electronic Reader Board Sign Included



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Market Demographics

1 Mile

INCOME



\$79,217
Median Household

\$40,119

Per Capita Income

\$112,672 Median Net Worth 4,999

Population 2.8

Average Household Size **KEY FACTS**



\$79,217

Median Household Income BUSINESS

BUSINESS

BUSINESS



67
Total Businesses

875
Total Employees

\$79,217

Median Household

INCOME

\$40,119 Per Capita Income

\$112,672

Median Net Worth

2 Mile

INCOME



\$89,333 Median Household \$45,161

Per Capita Income

4

\$226,729 Median Net Worth **KEY FACTS**

10,754
Population



ITACIS



\$89,333 Median Household 44

160 Total Businesses

1,972
Total Employees

\$89,333 Median Household

Per Capita Income

INCOME

\$45,161 \$226,729

77

Median Net Worth

3 Mile

INCOME



Median Household Income \$41,188

Per Capita Income

\$121,181 Median Net Worth 28,096

Population



Average Household Size KEY FACTS



Median Age \$76,165

Median Household

44!!

765 Total Businesses

10,170
Total Employees

\$76,165 Median Household



INCOME

\$41,188
Per Capita Income

\$121,181

Median Net Worth



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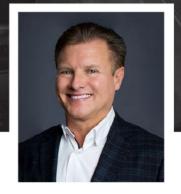
Area Map





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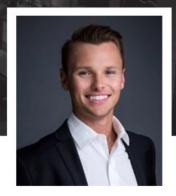
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