

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



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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

**Broker is part owner



Price Reduced!

\$1,375,000

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.



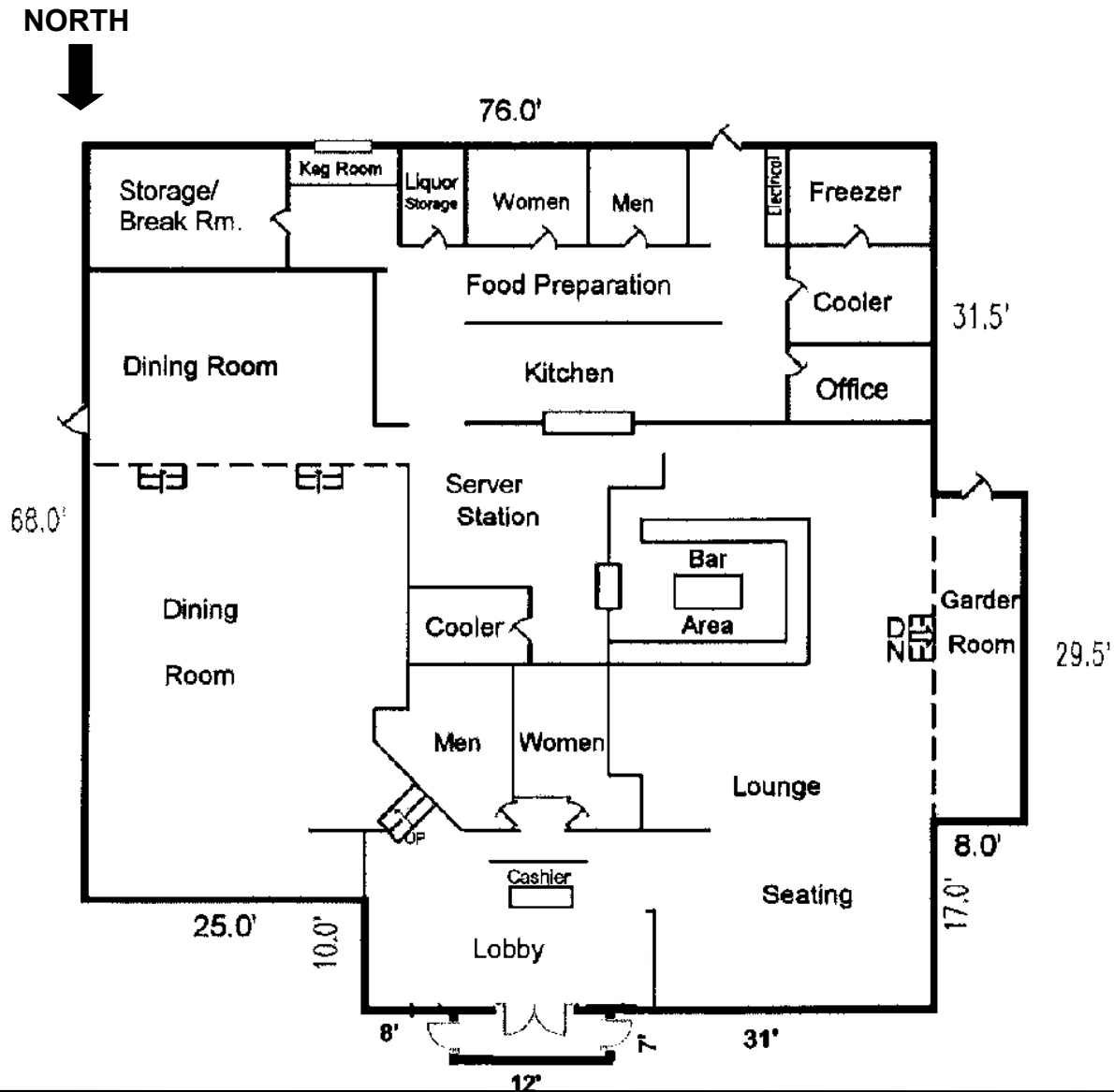
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BUILDING SKETCH

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



Electronic Reader Board Sign Included



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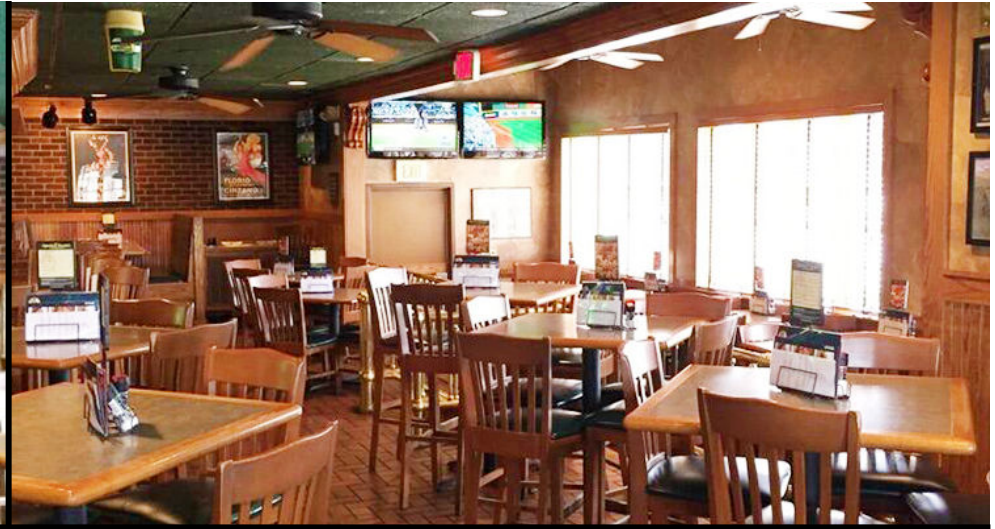



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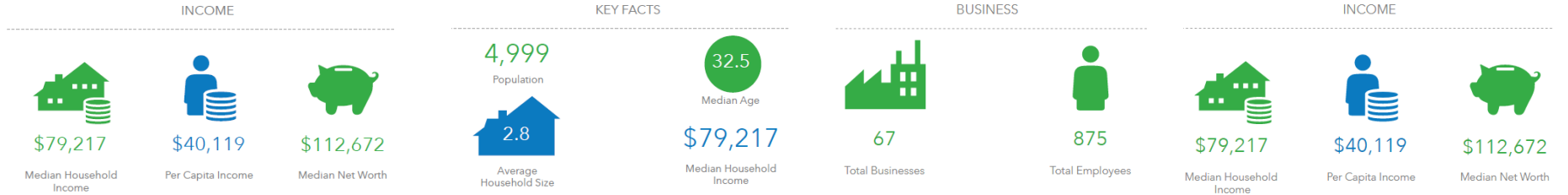
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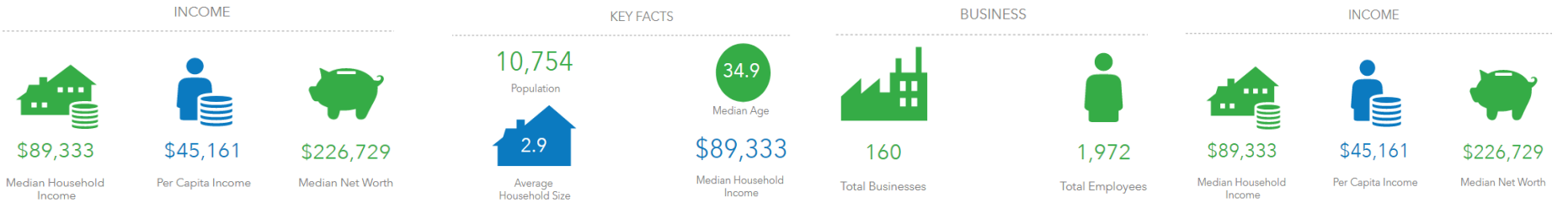
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Market Demographics

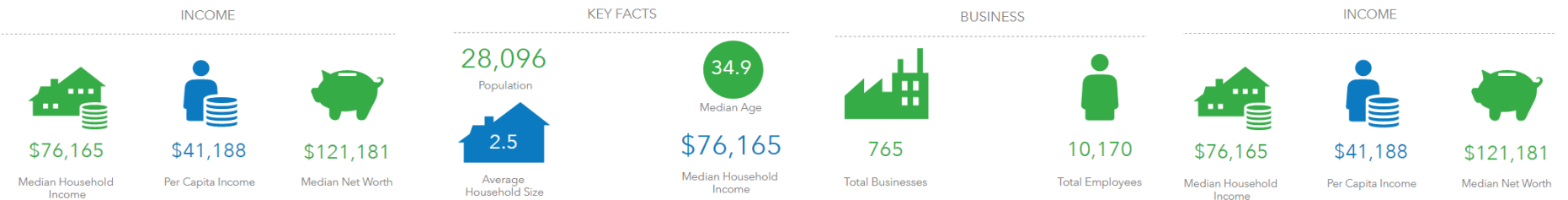
1 Mile



2 Mile



3 Mile



Area Map



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.