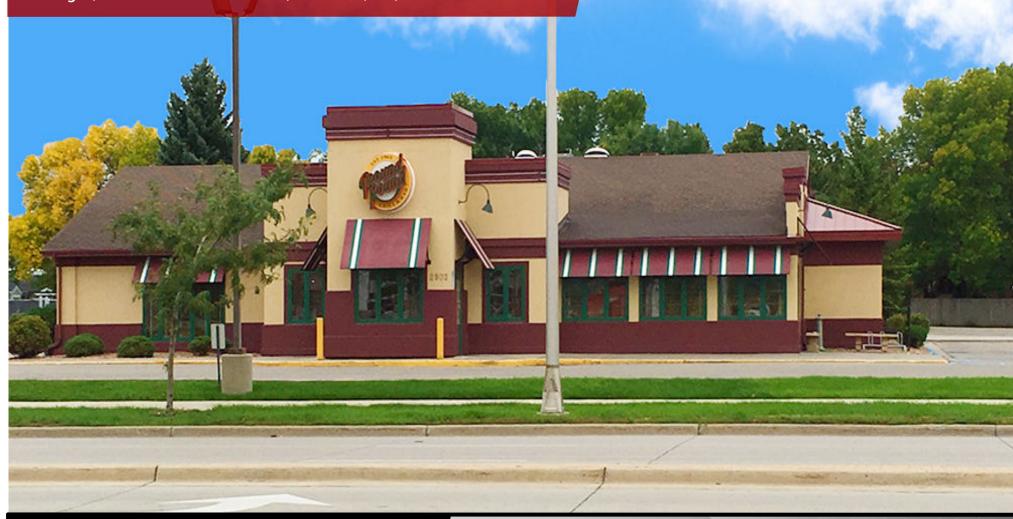
Restaurant / Bar / Retail

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 / Pub / Nightclub
- Retail / Financial / Bank
- Coffee / Wine Bar
- Fitness Studio
- Investment Property



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: \$18,243.32
- Specials: \$1,732 Installments / \$14,137 Balance
- Abundant parking & handicap accessibility

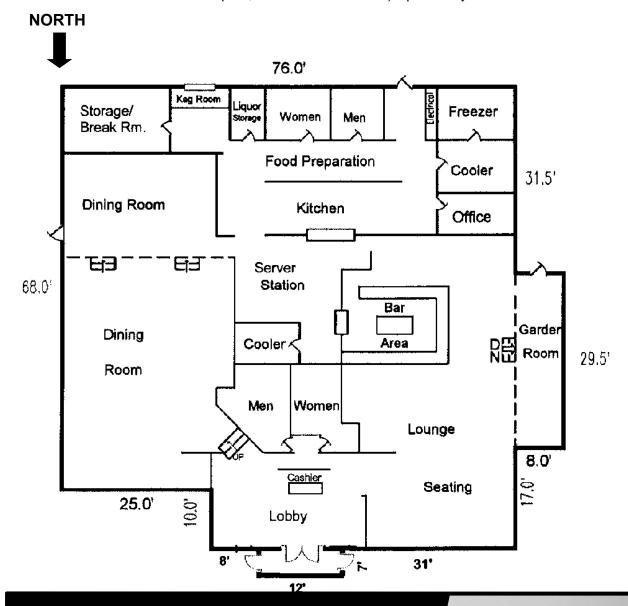
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

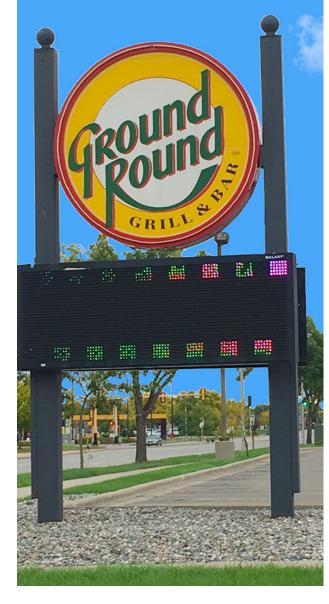


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BUILDING SKETCH

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





Electronic Reader Board Sign Included



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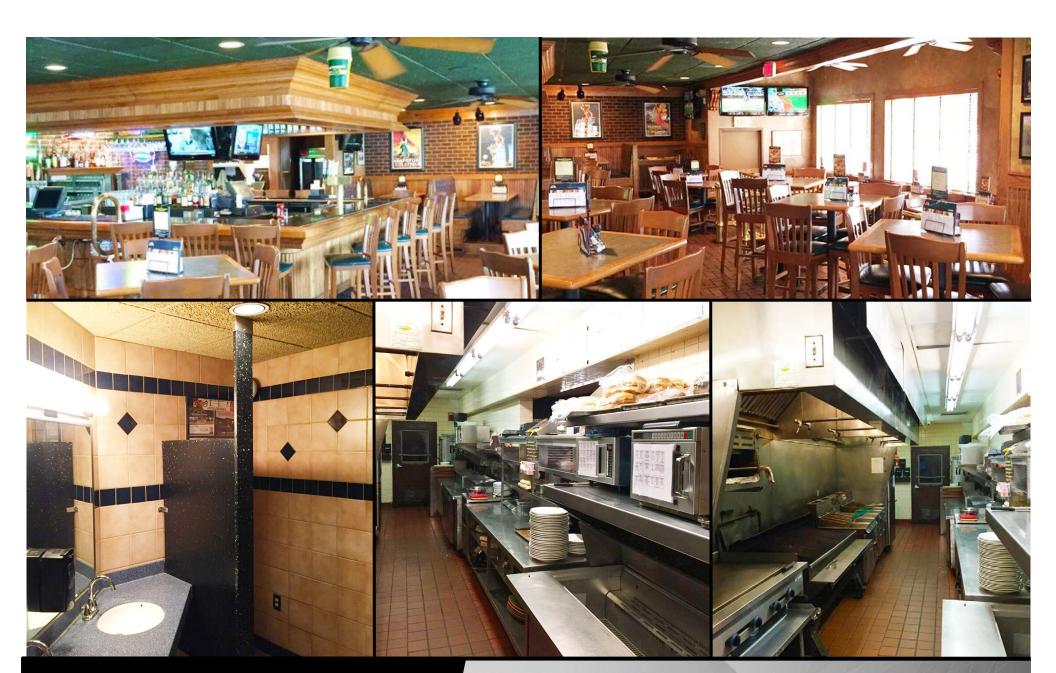








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Market Demographics

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 VILLAGE WES CHUCK E. API BEN usbank 13th Ave S 3th Ave S West Acres Regional Applebee's Shopping Center South Fargo West Acres Regional ligh School **Shopping Center** 17th Ave S Prairiewood Golf Cou Rabanus Park Prairiewood 29 Golf Course Red River I River Zoo © Zoo



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