

# 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.



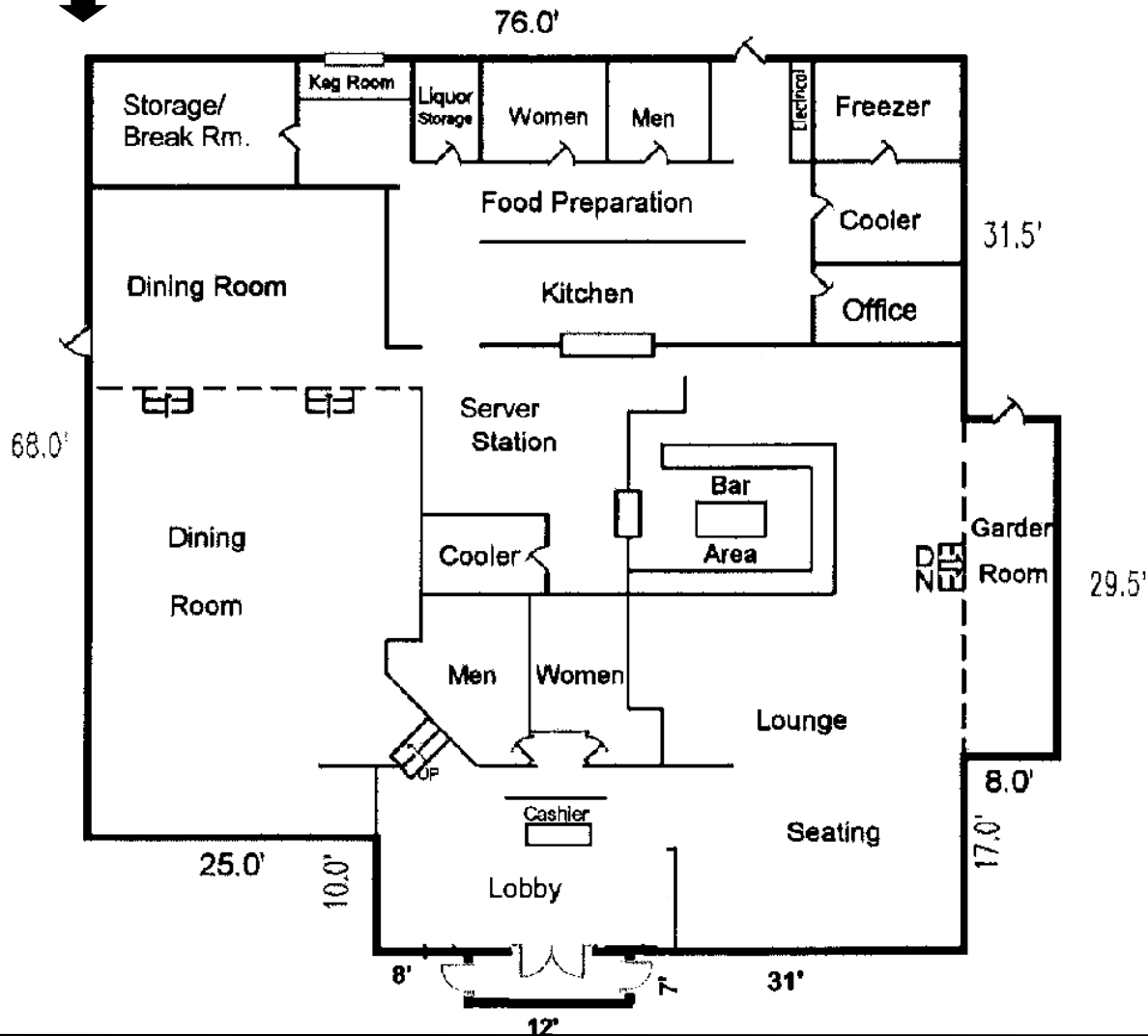
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### BUILDING SKETCH

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



Electronic Reader Board Sign Included



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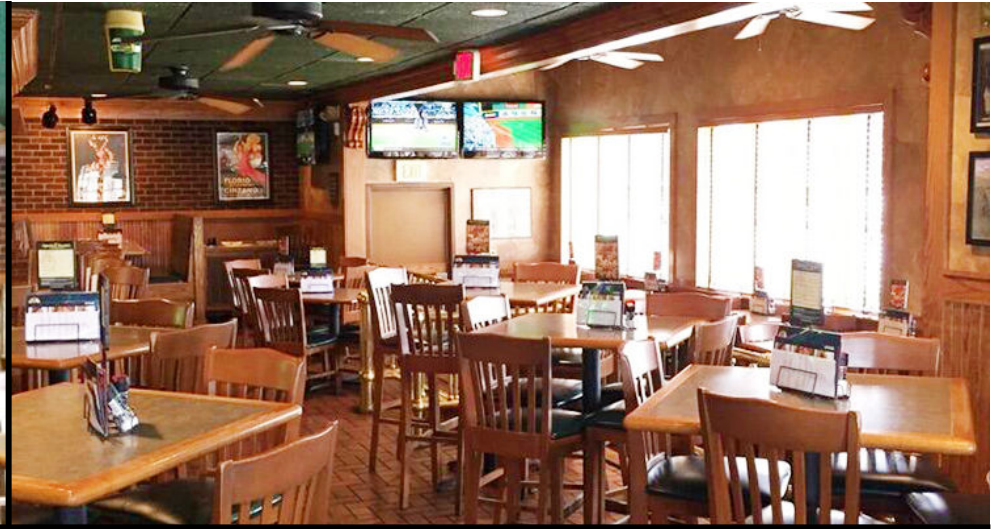


  
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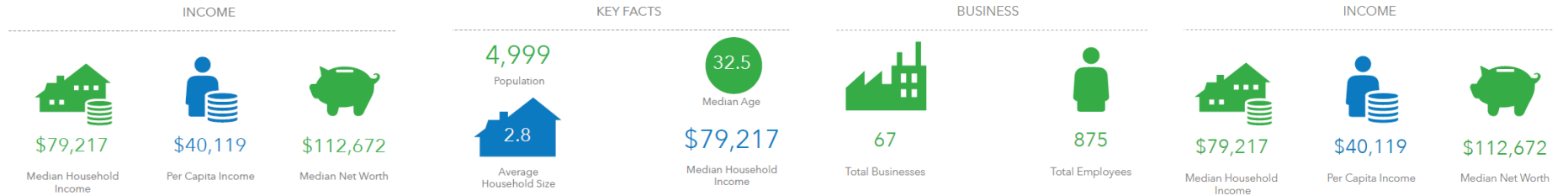
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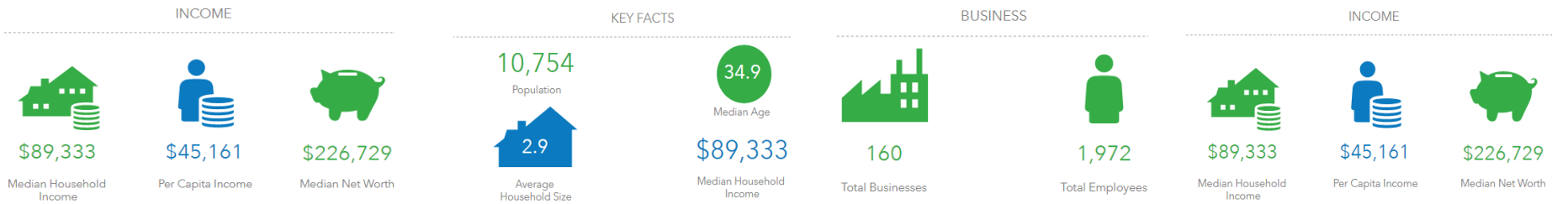
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# Market Demographics

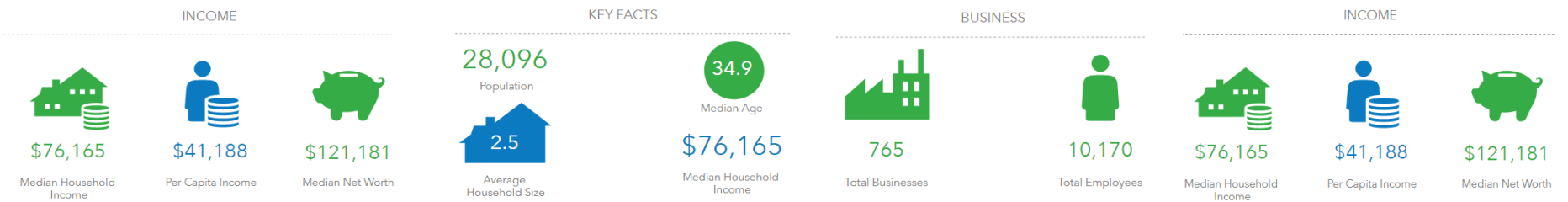
## 1 Mile



## 2 Mile



## 3 Mile



# Area Map



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The Leader in Commercial Real Estate

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. This powerful team delivers powerful results.



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