

DEMOMORES OFFICE PARK

1300, 1302, 1304, 1306 23RD STREET SOUTH FARGO, ND 58103

PRICE	BUILDING SIZE	PRICE PER SF
\$935,000	7,145 SF	\$130.00

LOCATION

A beautiful, 100% leased, multi-tenant investment property with long term tenants in place located in a quiet and private office environment right along 13th Avenue and 23rd Street in the heart of Fargo. Solid masonry construction and several updates throughout. Hands free management with the Condo Association handling outside maintenance of your property.



100% LEASED



TROPHY LOCATION



PRIME INVESTMENT



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com

FOR SALE

DEMORES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



OFFERING SUMMARY

Sale Price:	\$935,000
Building Size:	7,145 SF
Price / SF:	\$130.00
Year Built:	1981
Years Renovated:	2022 & 2023
RE Taxes (2022):	\$7,198.66
Remaining Specials:	\$2,822.23

PROPERTY OVERVIEW

A beautiful 100% leased, multi-tenant investment property with long term tenants in place located along 13th Avenue and 23rd Street in the heart of Fargo. Featuring 7,145 rentable sq. feet of space throughout 9 diverse tenant Suites. Solid masonry construction and several updates throughout. Hands free management with the Condo Association handling outside maintenance of your property. Secure this rare opportunity and add this investment property to your portfolio today!

PROPERTY HIGHLIGHTS

- 100% leased
- Corner lot with excellent visibility
- Condo Association handling outside maintenance of the property
- A well managed building with beautiful and timeless brick design
- Spacious on-site parking
- A gorgeous and shaded private back patio for tenants
- Many recent improvements, such as new common areas and common restrooms
- Large monument sign for tenants
- Suite 1300 is fit-up for a dental or medical use
- High quality landscaping around the property

DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).

DEMORES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



DAVID SCHLOSSMAN, CCIM
701.261.6161
david@horizonfargo.com

JACE ENGELSTAD
701.261.8061
jace@horizonfargo.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).



HORIZON
REAL ESTATE GROUP

DEMORRES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com

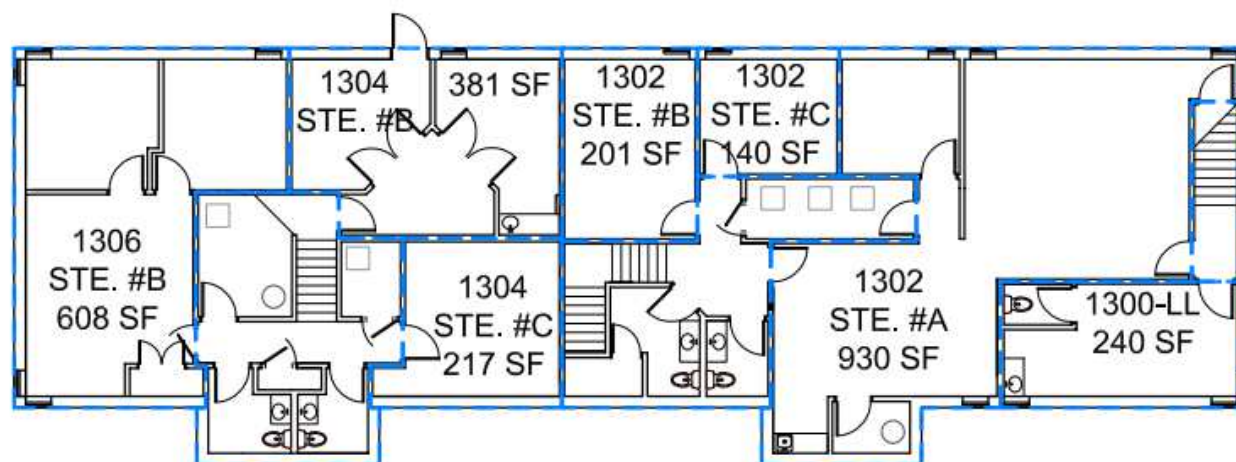


HORIZON
REAL ESTATE GROUP

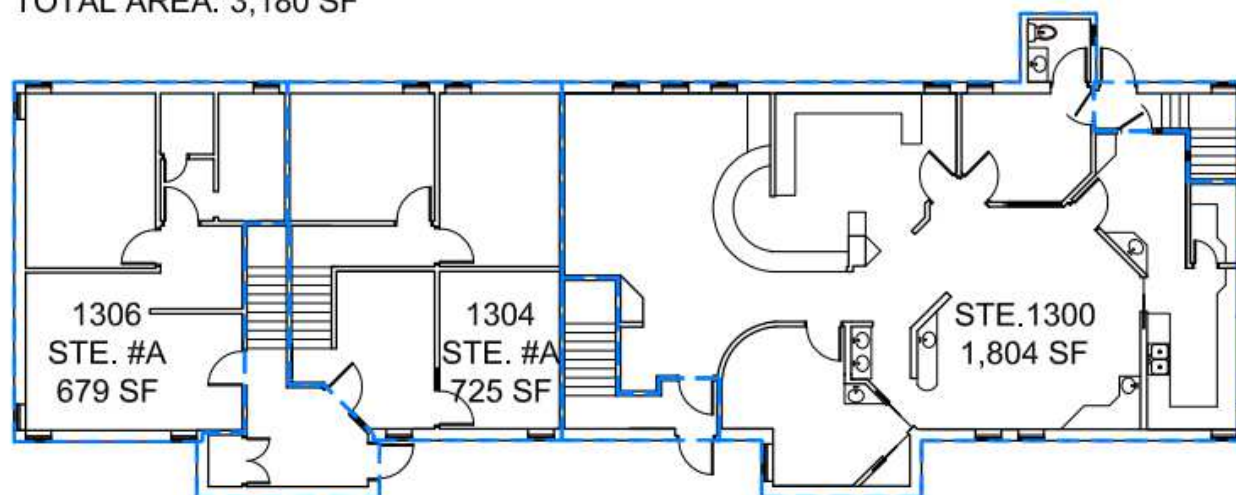
No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).

DEMORES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



1304 USABLE AREA: 1,323 SF
 1306 USABLE AREA: 1,287 SF
 1304-1306 COMMON AREA: 570 SF
 TOTAL AREA: 3,180 SF



TOTAL BUILDING AREA:
 7,145 SF

1300 USABLE AREA: 2,044 SF
 1302 USABLE AREA: 1,271 SF
 1300-1302 COMMON AREA: 650 SF
 TOTAL AREA: 3,965 SF



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
 REAL ESTATE GROUP

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).

DEMORES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).

DEMORES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com

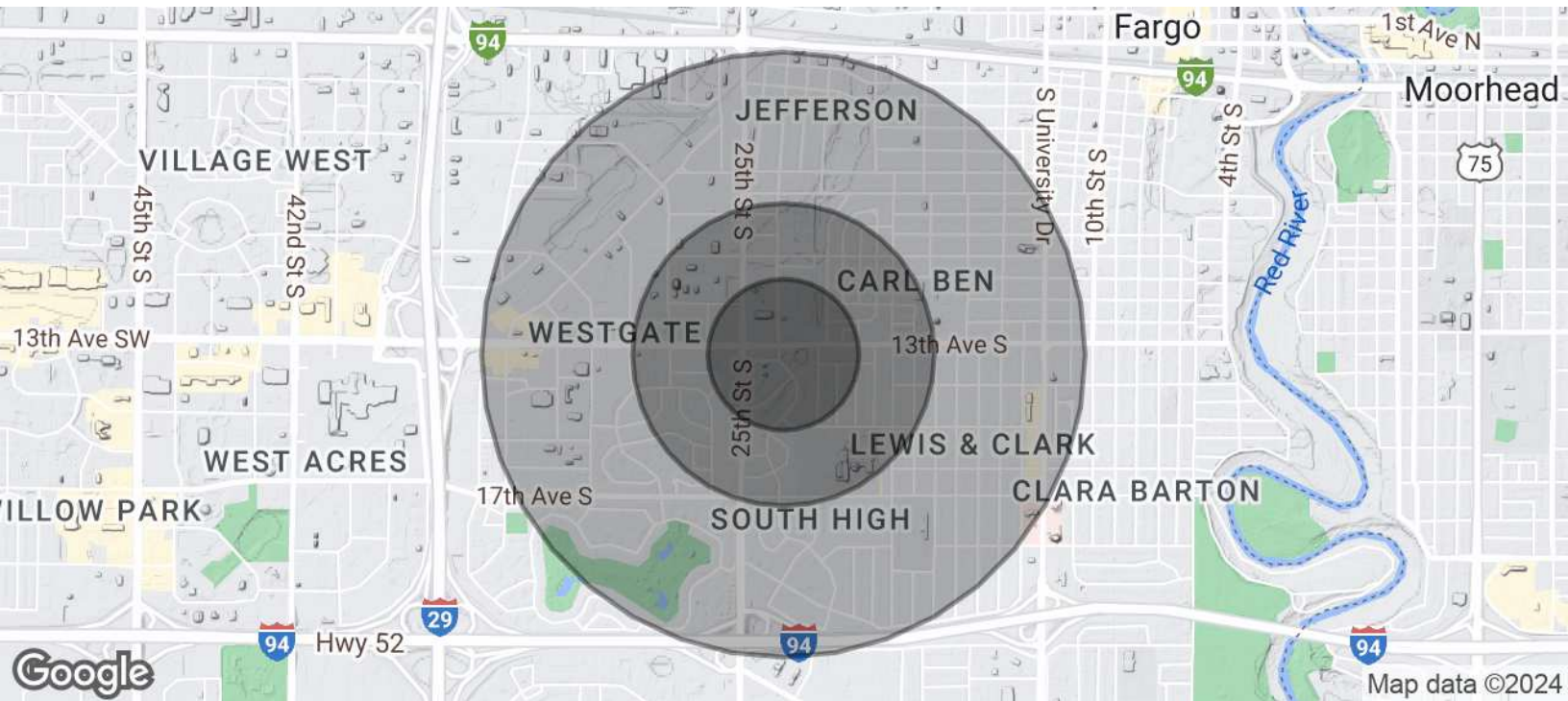


HORIZON
REAL ESTATE GROUP

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).

DEMORES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,177	4,772	14,712
Average Age	34.2	34.0	36.4
Average Age (Male)	39.2	37.8	36.9
Average Age (Female)	29.5	30.8	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	531	2,278	7,299
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$57,153	\$59,203	\$58,987
Average House Value	\$175,402	\$185,373	\$180,470

* Demographic data derived from 2020 ACS - US Census

DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).

DEMORES OFFICE PARK

FOR SALE | 1302 23RD STREET SOUTH FARGO, ND 58103



DAVID SCHLOSSMAN, CCIM

President & Managing Broker

david@horizonfargo.com

ND #8360 // MN #40703530



JACE ENGELSTAD

Senior Commercial Agent

jace@horizonfargo.com

ND #10937 // MN #40766357

DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s).