

For Sale: \$1,972,000



**Local Expertise...
International Reach**

Triad Radio Building

2720 7th Avenue South—Fargo, ND 58103



Property Features:

- **Building Size: 9,982 Sq. Ft.**
- **Lot Size: 56,640 Sq. Ft.**
- **Single Tenant Building**
- **8.47% CAP Rate**
- **New 5 year lease w/ options**
- **\$167,059.72 NOI**
- **9.46% Cash on Cash Return**



Fantastic Investment property with a solid tenant! Located just off of 25th street between the 13th Avenue South and Main Avenue business corridors in one of Fargo's dense commercial parks. This property has been completely remodeled by the tenant and houses one of the strongest radio broadcast towers in the region.

A great opportunity for any investor looking for a property with a strong and stable tenant or a developer looking for land in a highly desirable location. Tenant just signed a new 5 year lease with 5 year options for extension. With city restrictions limiting new radio tower construction, this property is a safe bet at keeping a solid 15 year tenant.



FOR MORE INFORMATION PLEASE CONTACT:

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Property Information:

Purchase Price: \$1,972,000

CAP Rate: 8.45%

Building Size: 9,982 Sq. Ft.

Base Rent: \$18.89 Per Sq. Ft.

Lease Terms: 5 Years

Year Built: 2000

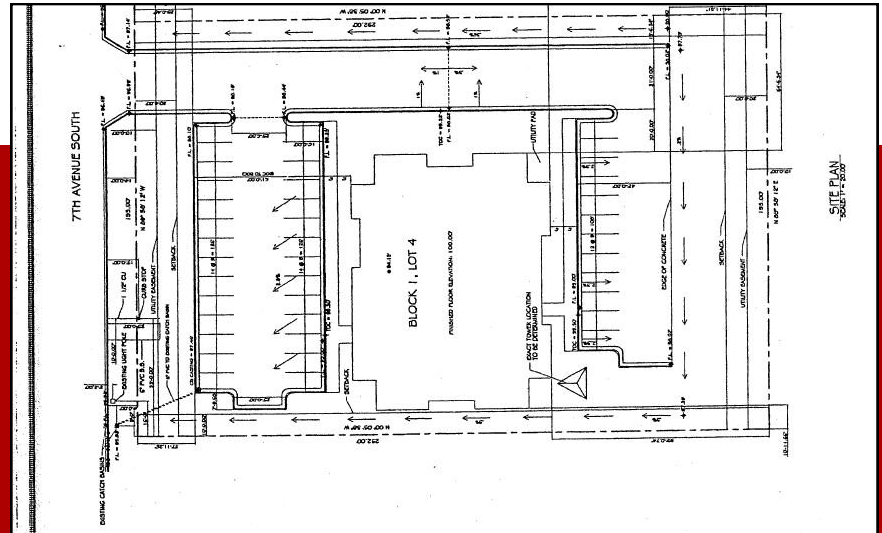
Zoning: Commercial

Parcel #: 01-2304-00179-000

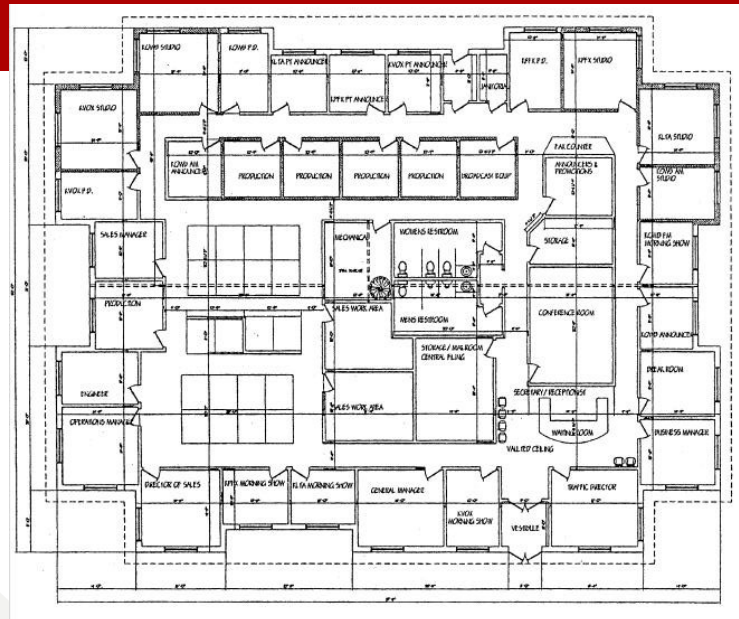
Unpaid Specials: \$19,048.24

Taxes: \$21,828.21

Property Site Plan



Property Floor Plan



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