



BUILDING & LAND:

BUILDING: 6,005 SF

LOT: 57,003 SF (1.31 AC)

PRICE:

\$17,000.00 / MONTH NNN

HIGHLIGHTS:

- All furniture, fixtures, & equipment included in Lease
- Class AA Liquor License Available
- Liquor License Transferable



Mathew Reichert

Broker | Partner | CCIM

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Charles Reichert

Commercial REALTOR®

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

PID: 02-0083-00010-000

Legal Description: LOT 1 BLK 1 DAKOTA TERRITORY 8TH

Subdivision: 0083: DAKOTA TERRITORY 8TH

Zoning: PUD - Planned Unit Development

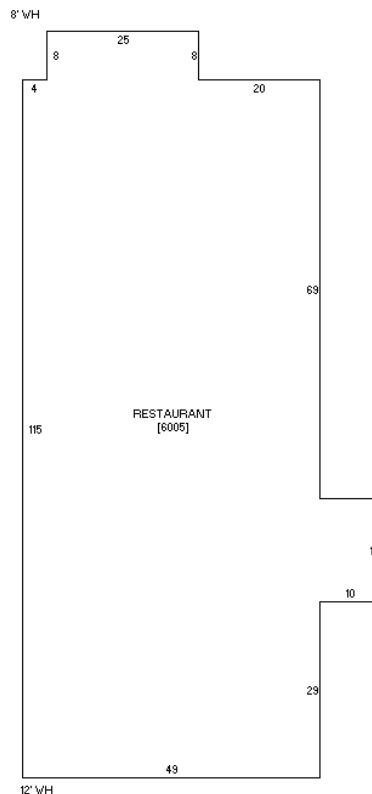
Class: Commercial

Building Built: 2004

Taxes (2022): \$26,814.88

Special Assessments:

- 2022 Total: \$2,121.23
- 2023 Projected Total: \$2,121.23
- Pavoff Total: \$31,626.17



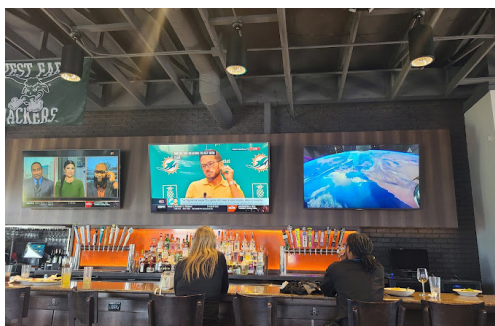
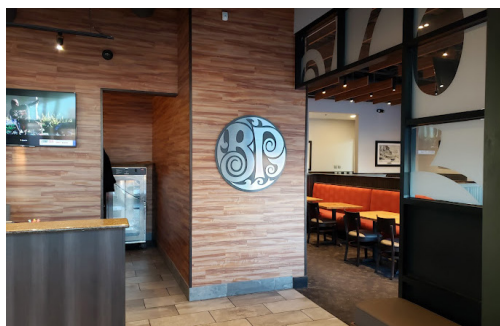
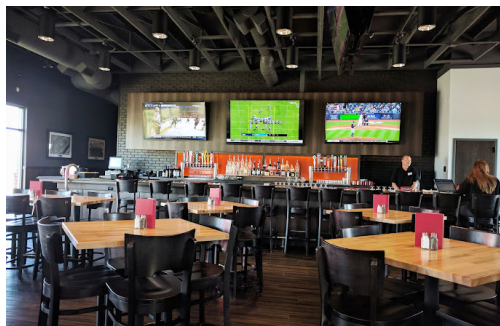
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PROPERTY PICTURES



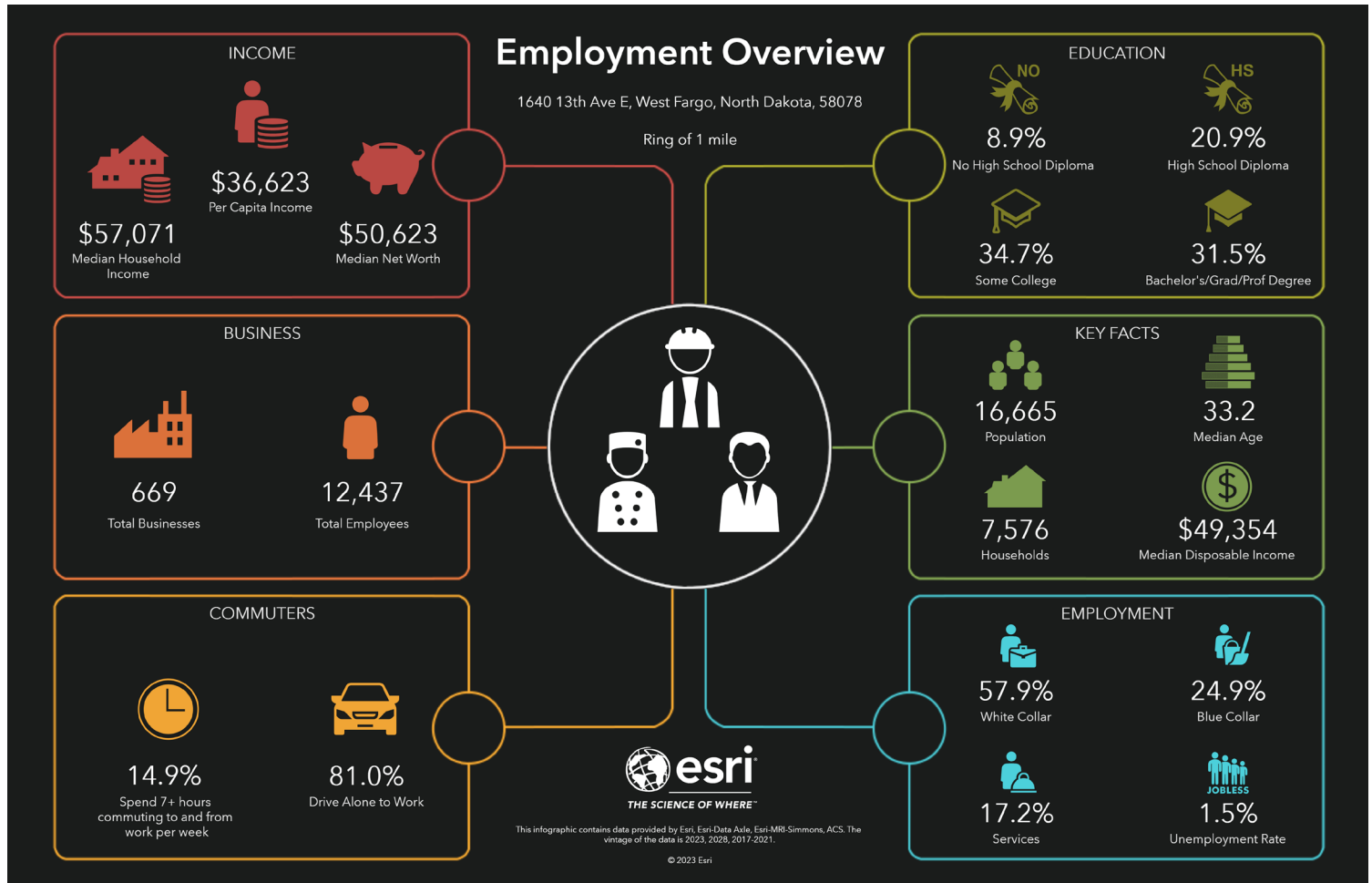
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WEST FARGO DEMOGRAPHICS - 1 MILE



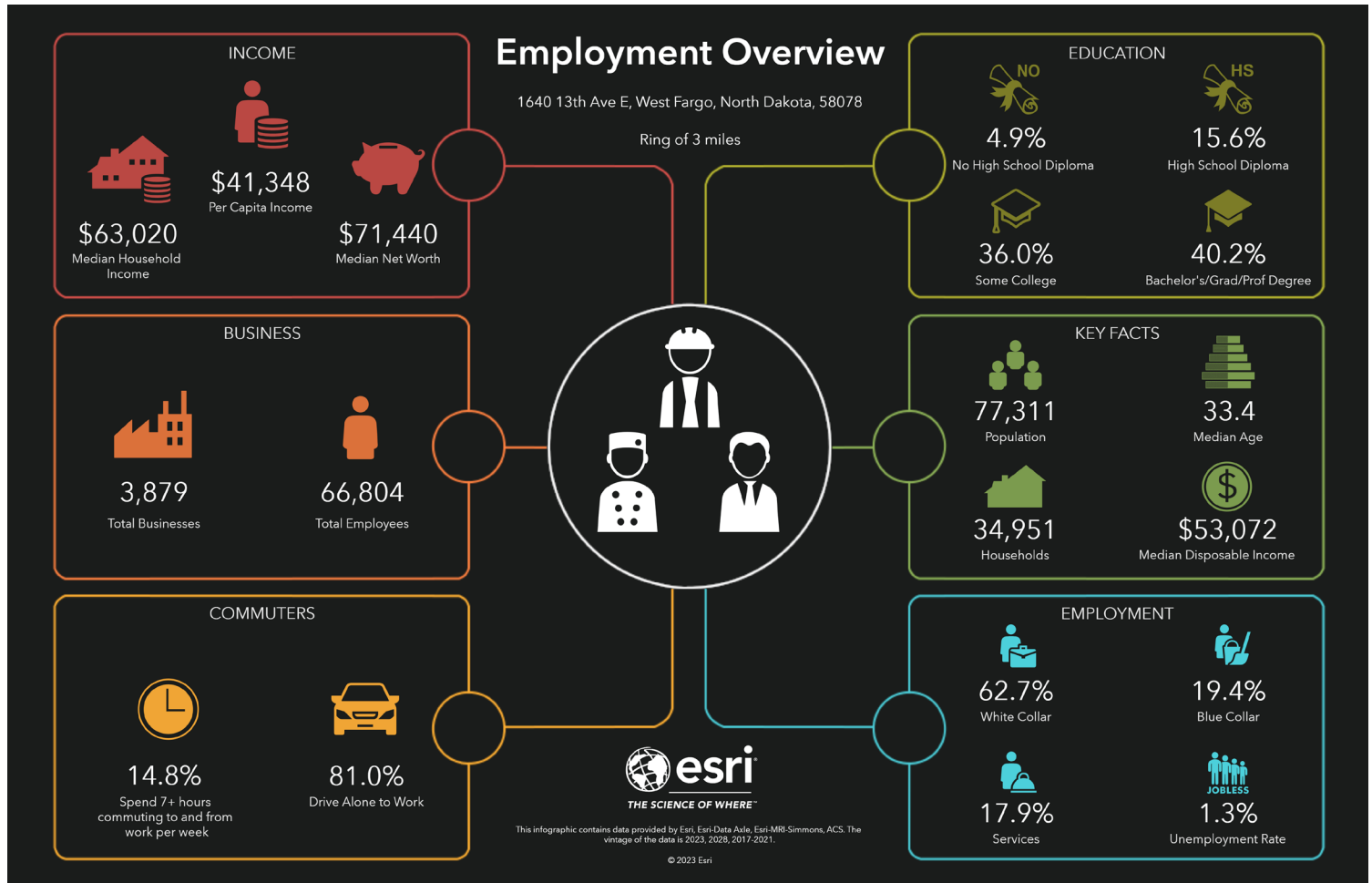
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WEST FARGO DEMOGRAPHICS - 3 MILES



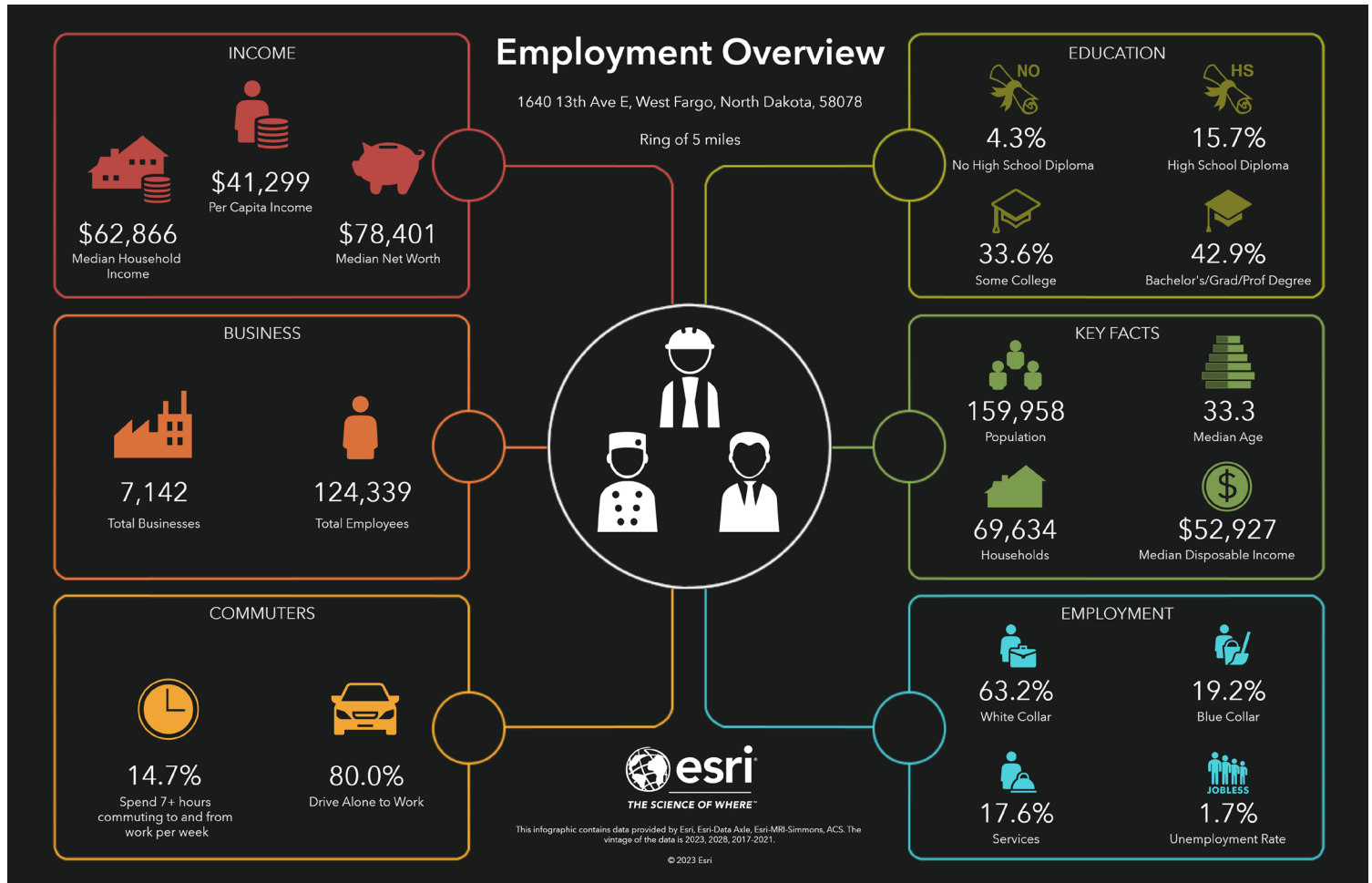
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WEST FARGO DEMOGRAPHICS - 5 MILES



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SITE PLAN



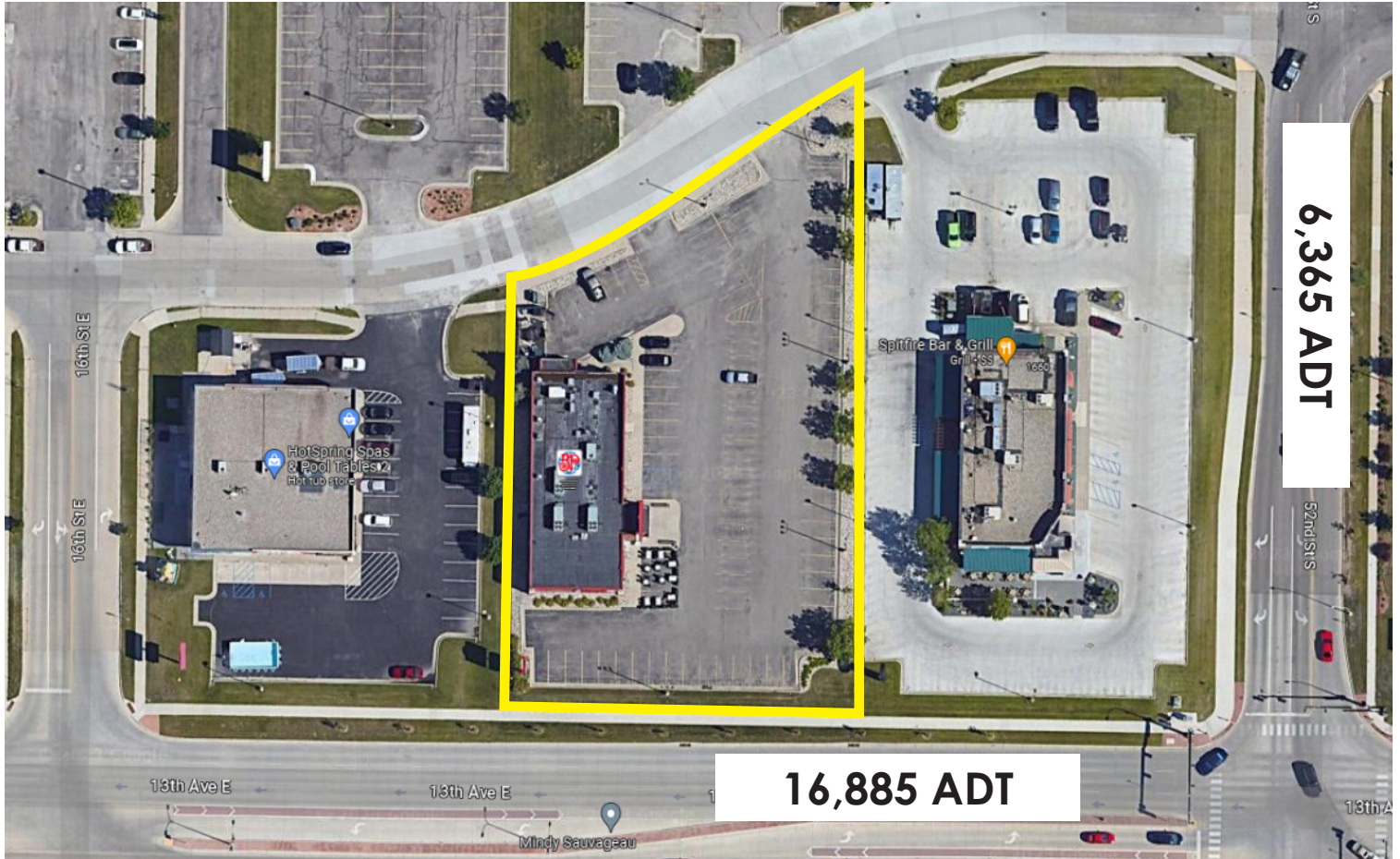
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TRAFFIC COUNTS



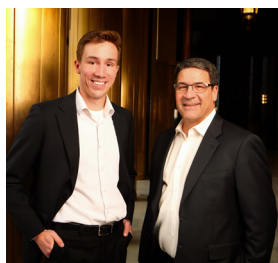
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LOCATION MAP



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