



## **BUILDING & LAND:**

BUILDING: 6,005 SF  
LOT: 57,003 SF (1.31 AC)

## **PRICE:**

\$3,200,000.00

## **HIGHLIGHTS:**

- Franchise + Building Sale
- All furniture, fixtures, & equipment included in sale
- Class AA Liquor License
- Franchise and Liquor License Transfer Fee to be paid by buyer
- Business financials to be provided upon execution of NDA.



## **Mathew Reichert**

Broker | Partner | CCIM

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[matt@aspengrouprealestate.com](mailto:matt@aspengrouprealestate.com)



## **Charles Reichert**

Commercial REALTOR®

**701.223.2450**

[charles@aspengrouprealestate.com](mailto:charles@aspengrouprealestate.com)

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALSTATE.COM](http://WWW.ASPENGROUPREALSTATE.COM)**

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

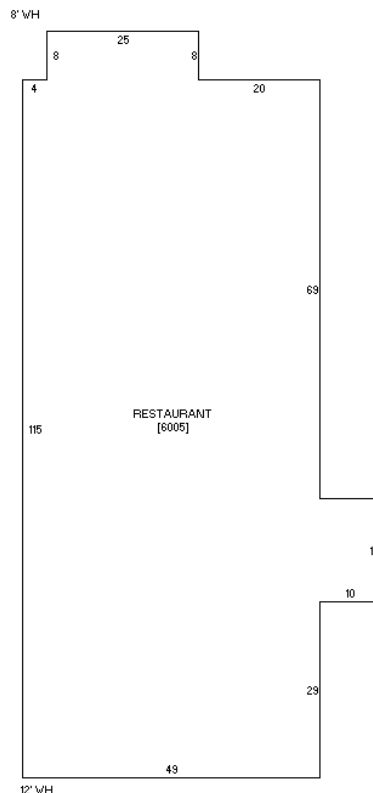
Class: Commercial

Building Built: 2004

Taxes (2022): \$26,814.88

Special Assessments:

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



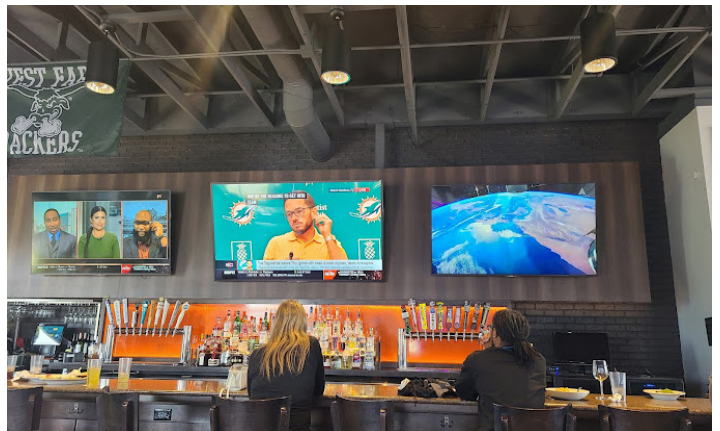
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## PROPERTY PICTURES



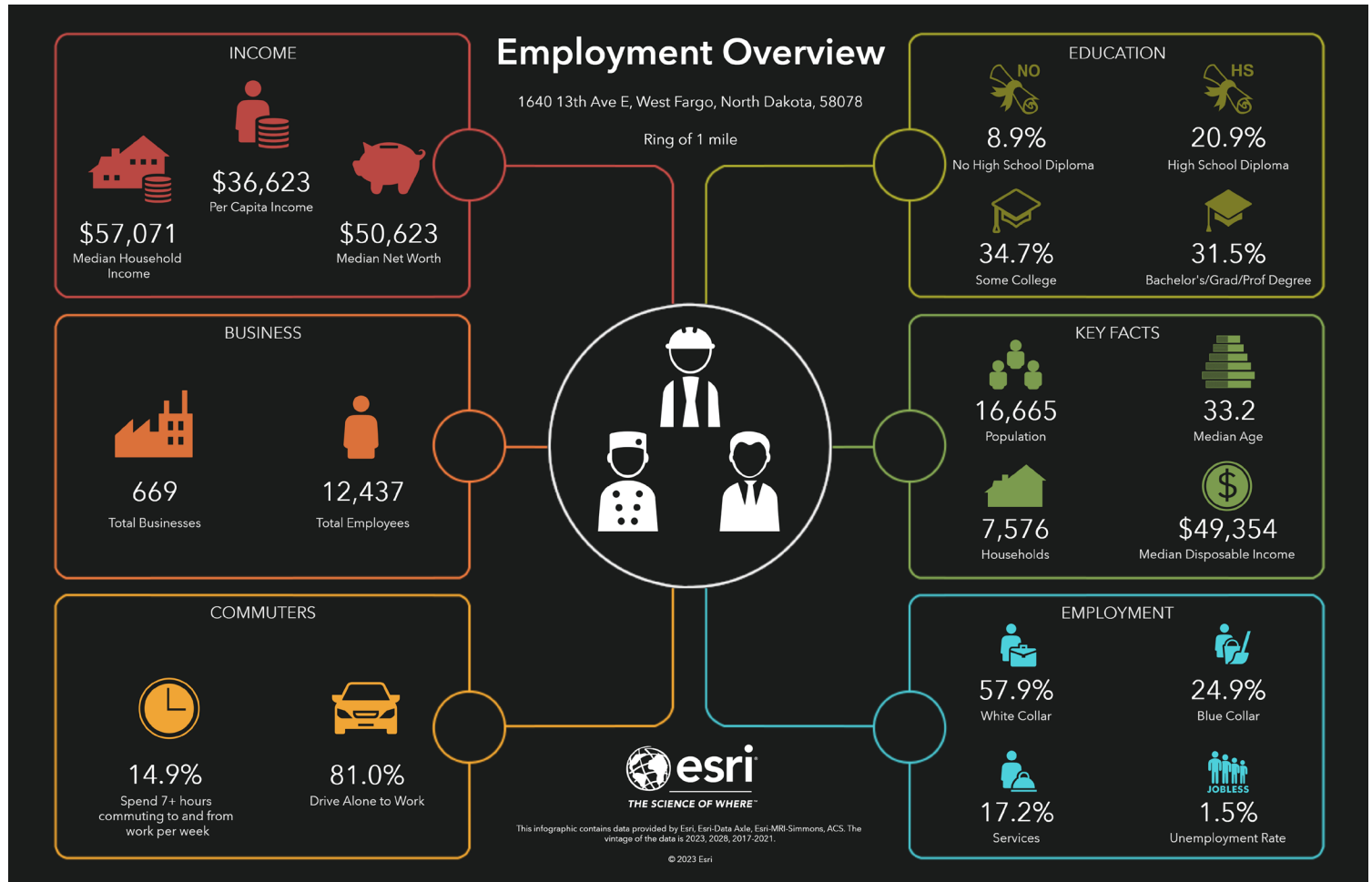
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## WEST FARGO DEMOGRAPHICS - 1 MILE



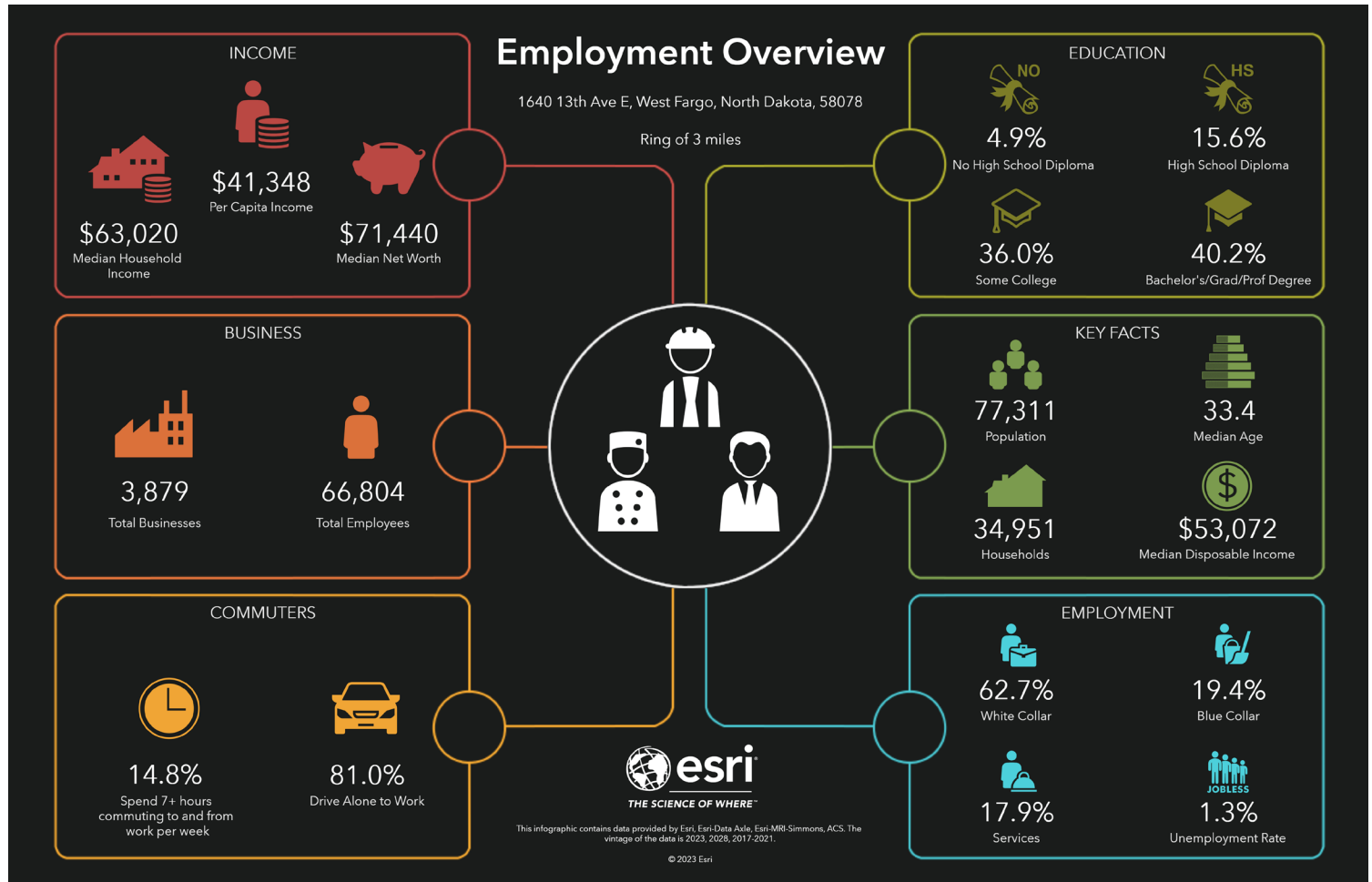
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## WEST FARGO DEMOGRAPHICS - 3 MILES



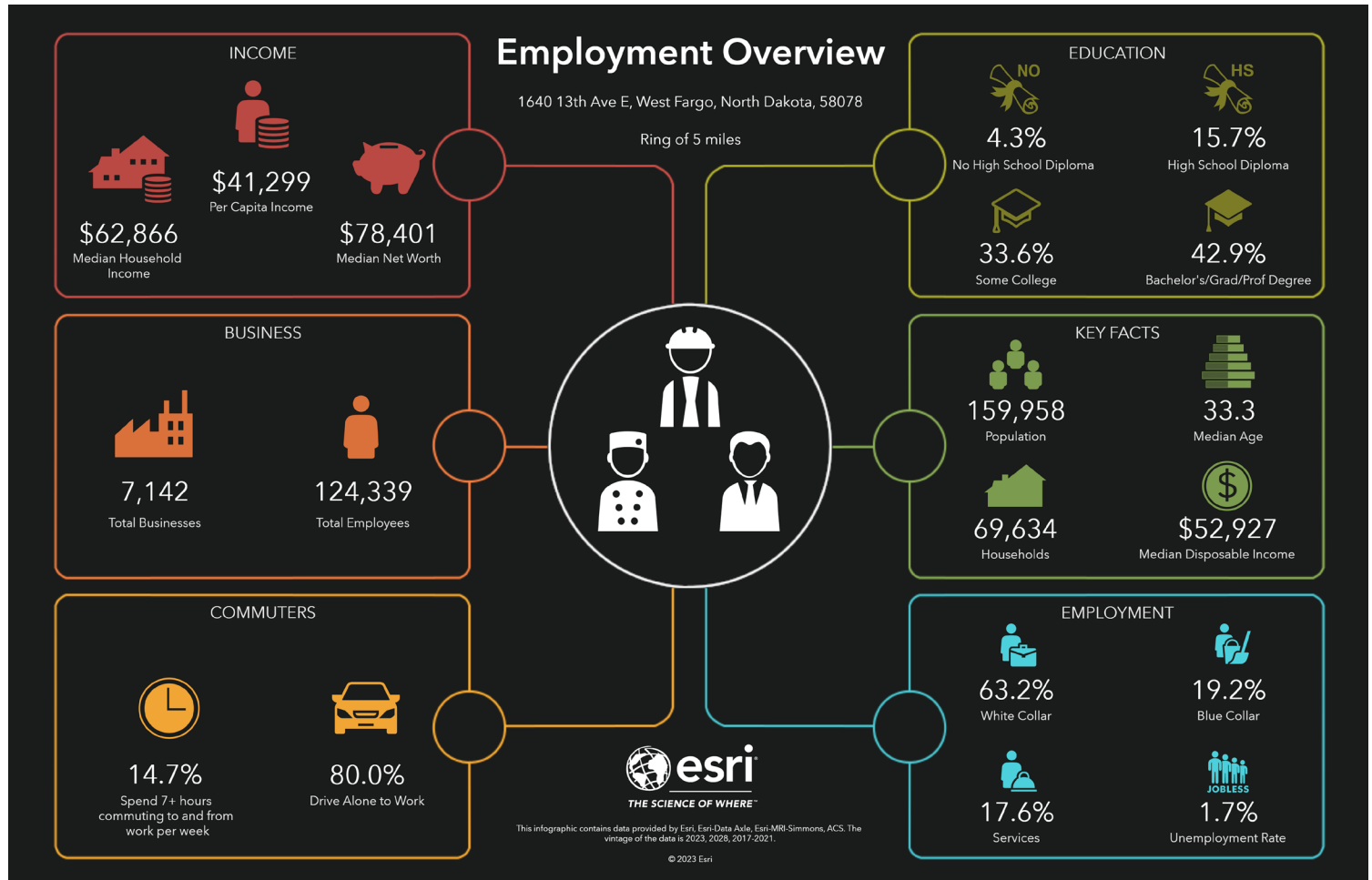
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## WEST FARGO DEMOGRAPHICS - 5 MILES



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# FOR SALE

## BOSTON'S PIZZA RESTAURANT & SPORTS BAR

1640 13TH AVE E | WEST FARGO, ND

### SITE PLAN



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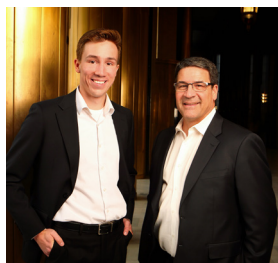
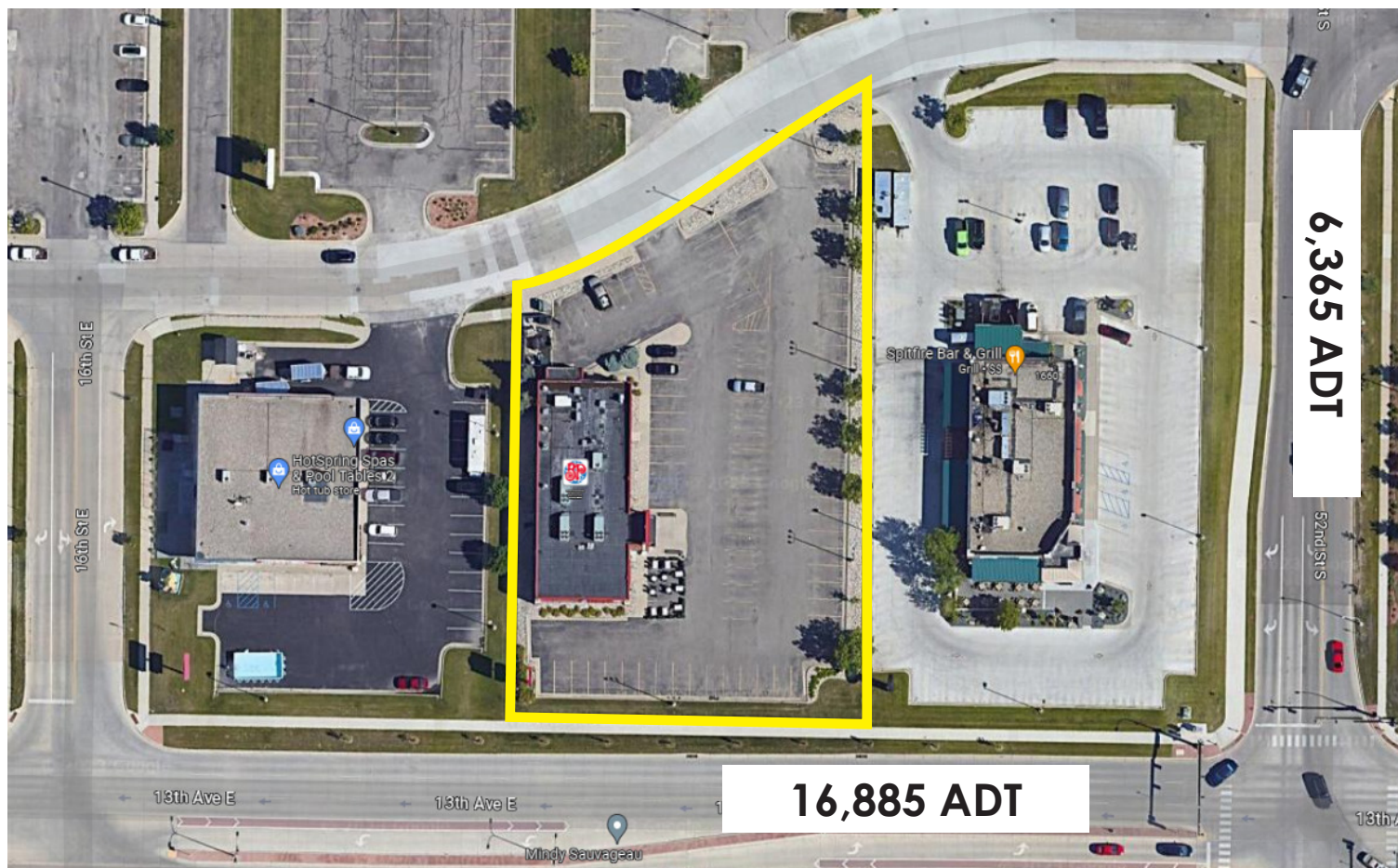
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## TRAFFIC COUNTS



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West Fargo Packers

Veterans Memorial Arena  
West Fargo Park District

Jasmin Child Care and Preschool

Viola Eid Park

moore engineering, inc.

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LOWE'S

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Kroger's

NATURAL GROCERS

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Gate City Bank

Firestone

Exxon

Mobil

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GRAND JUNCTION

cricket

MIDCO

Starbucks

ND

WILLOW PARK Elementary School

WILLOW PARK

COLD STONE noodles

SCHEELS

