

Former Restaurant for Sale or Lease



DUEMELANDS
COMMERCIAL REAL ESTATE

1212 36th Street S - Fargo, North Dakota



Sale Price: \$ 1,650,000

Lease Rate: Negotiable

Property Information

- ◆ 4,343 sf building
- ◆ 0.82 acres (35,874 sf) lot
- ◆ Pylon sign & drive-thru
- ◆ Excellent visibility from 13th Avenue S (25,352 vpd)

Area Information

- ◆ Located just off Interstate-29
- ◆ Next to Motel 6 - West Acres
- ◆ Close to Target, West Acres Shopping Center, TJX Center, and Hornbacher's



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Jill Duemeland, CCIM
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April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Property Information

Former Restaurant

Property Identification

Address:

1212 36th Street S
Fargo, North Dakota

Legal Description:

Lot 11, Block 4
Interstate Park Addition
City of Fargo
County of Cass
State of North Dakota

PID:

01-1420-00200-000

Property Details

Building Size:

4,343 sf

Built:

1975

Lot Area:

0.82 acres (35,874 sf)

Zoned:

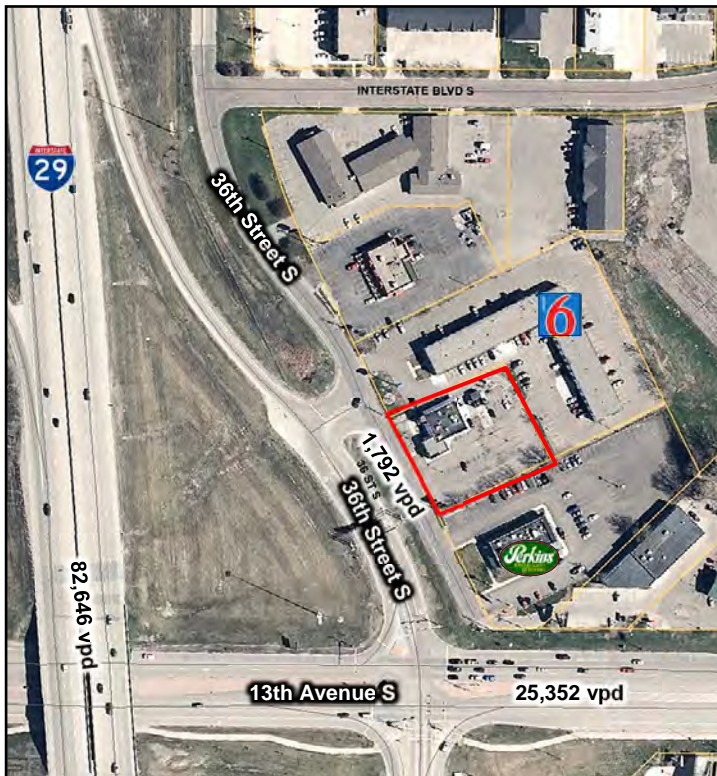
LC - Limited Commercial

Property Taxes:

\$21,138.92 (2024)

Special Assessment Balance:

\$4,996.95 (To be verified by Buyer)



Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	11,493	100,650	203,320
Number of Households:	6,109	46,270	86,964
Average Household Income:	\$60,957	\$81,446	\$96,527
Households w/ \$50K+ Income:	3,123	27,269	55,816
Percent of Population w/ Assoc. Degree +:	42.5%	51.8%	56.5%
Number of Employees:	18,442	99,069	139,840
Number of Businesses:	1,142	5,990	8,813



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Property Pictures

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