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# FOR SALE

**2028 2nd Ave NW, West Fargo, ND 58078**



**OFFERED FOR SALE - \$4,495,000**  
**• 29,960 SF Office Building on 2.57 acre lot**



## TEAM



**NEAL BEITELSPACHER**  
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**Scan for MLS Listing**

# First and second floor building plans 14,980 sq. ft. on each floor

## 1ST FLOOR

**EMERGENCY SERVICES  
DIAL 9-911**



- LEGEND**
-  Fire Alarm Pull
  -  Fire Extinguisher
  -  First Aid Station
  -  AED
  -  Elevator [DO NOT USE in case of Fire]
  -  Exit
  -  Active Intruder Kit

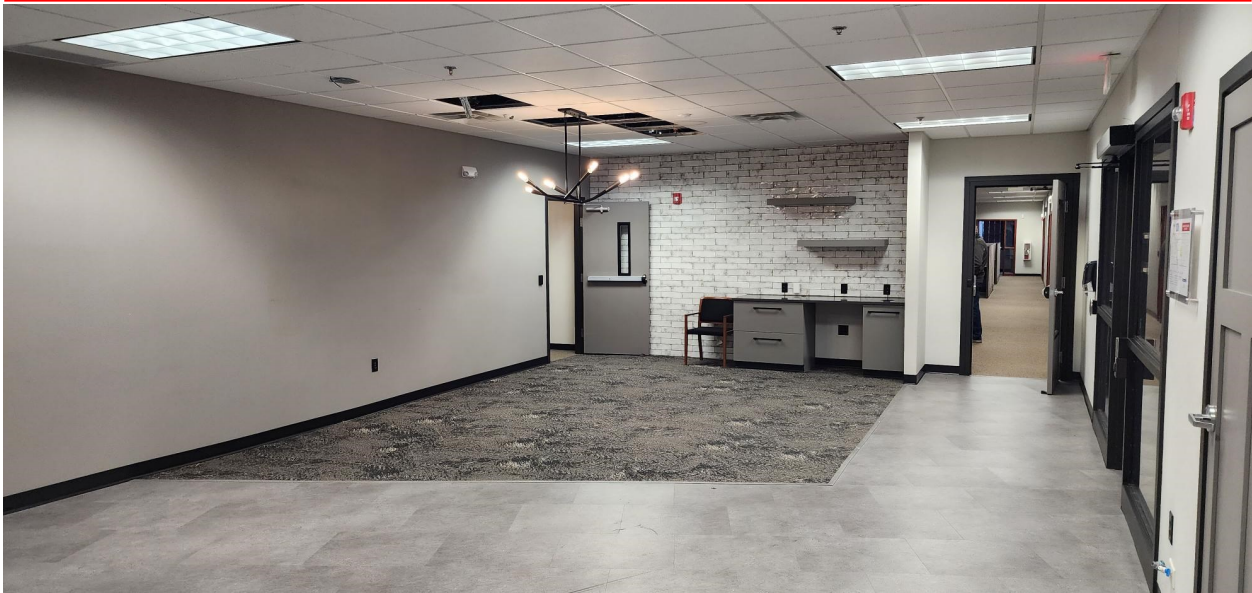
## 2ND FLOOR

**EMERGENCY SERVICES  
DIAL 9-911**



- LEGEND**
-  Fire Alarm Pull
  -  Fire Extinguisher
  -  First Aid Station
  -  AED
  -  Elevator [DO NOT USE in case of Fire]
  -  Exit
  -  Active Intruder Kit

**Main entrance receptionist area**



**Conference/Training room with dividable curtain**





## Conference Room



## Conference/video room



**Employee breakroom**



**Several large cubicle areas for 47 employees**



**PROPERTY SUMMARY**

**Listing Price:** \$4,495,000.00

**TYPE:** Commercial Office

**Address:** 2028 2<sup>nd</sup> Ave NW

**City:** West Fargo, ND 58078

**Parcel #:** 02-0032-00030-000

**Zoning:** Light Industrial

**Building** 29,960 sq. ft. Office building

**Lot size:** 112,000 sq. ft. subject to egress & ingress easements of record.

**Annual Taxes & Specials:** \$61,138.35 (2022) including special installment of \$4,500.71 and drains of \$3,365.73

**Specials Outstanding:** \$46,610.99 (10-30-23) – buyer to verify.

**Year Built:** 2013

**Sprinkler:** Office Building is sprinkled.

**Utilities:** Served by electricity, city water and sewer

**Improvements:** Concrete Parking lot – 158 parking spaces.

**Comments:** Office building features includes, elevator, numerous executive size offices, numerous conference rooms, large training or meeting room with a curtain divider, large cubicle areas, employee lounge area, multiple HVAC zoning. The existing office furniture is included in the asking price. (29 office desks, 5 conference tables, 47 desk cubicles)

**Seller Disclosure:** The premises are offered for sale without warranty or representation by the Seller of any kind or nature; and Buyer is purchasing the real property and premises in an AS-IS, WHERE-AS, WITH-ALL-FAULTS-AND-VIRTUES.

