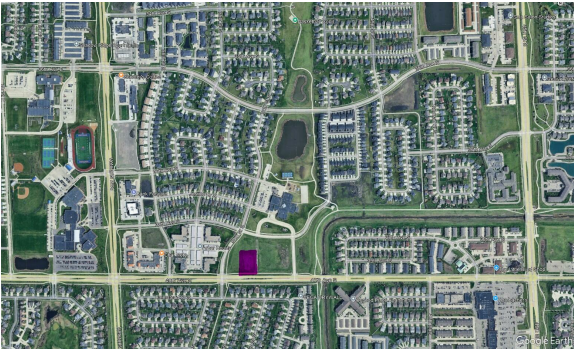


TBD S 40th Avenue
TBD S 40th Avenue | Fargo, ND | US | Cass County
Available SF: 20,000 | Sale Price: \$900,000



Building Type:	Office, Retail
Available SF:	20,000
Total SF:	60,000
Site Size:	1.37 Acres
Sale Price:	\$900,000
Last Updated:	Aug 26, 2025

Realtor/Owner Contact

Brian Kounovsky
Trilogy Real Estate
(701) 361-5948 | bknovs@gmail.com

Property and Area Description

Seize the opportunity to own up to 60,000 Sq Ft parcel strategically located along 40th Avenue S. Fargo. This high-visibility site, situated near a signalized intersection, offers exceptional exposure to heavy daily traffic. Close to Sheyenne High School and the Osgood Shopping Center. This 1.37 acre lot can be tailored to meet your needs. Customize your project with Build-to-Suit opportunities.

Population

	239,424	254,137	267,705
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	101,094	106,529	111,698
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024