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FOR SALE

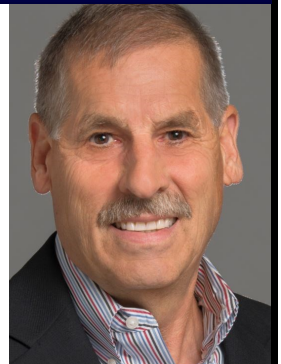
1201 Westrac Dr S, Fargo, ND 58103



- 7,406 sq. ft. main level building
- 5,848 sq. ft. lower level
- Parking for 70 vehicles
- Two great outside patio's!

OFFERED FOR SALE - \$1,350,000.00

Neal Beitelspacher
701-429-3132
neal@dakotacommercial.com
www.beitelspacherrealestate.com





Front Entrance Mini-bar above!
Wall bar below!





Top Photo -Wall Bar working area!
Bottom Photo - Main bar!





Interior views!





Interior view!





Commerical Kitchen for short orders!



Large Cooler in basement



Large outside patio areas!





Southwest view!

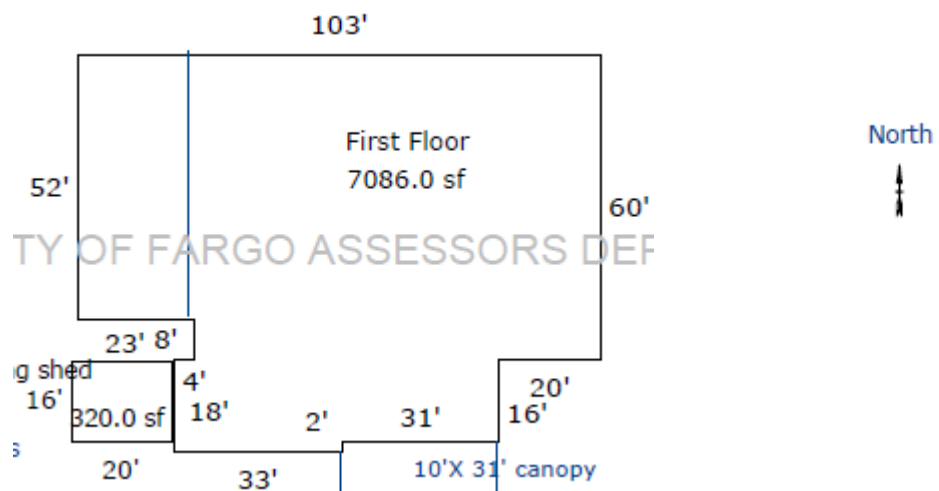


Outside Smoking area!

Property Aerial View



Building Footprint.



Aerial Map View



PROPERTY SUMMARY

TYPE:	Commercial Retail
Address:	1201 Westrac Dr. S
City:	Fargo, ND 58103
Parcel #:	01-4021-00120-000
Zoning:	Commercial
Building Size:	7,406 sq. ft. plus 5,848 sq. ft. lower level
Listing Price:	\$1,350,000.00
Taxes:	Estimated \$13,656.70 (2021)
Specials Installment:	\$422.20
Specials Outstanding:	\$3,166.19 plus Work in Process of \$3,638.05
Year Built:	1977
Land Size:	43,004 sq. ft.
Fire Protection:	Main and lower level structure is sprinkled.
Parking:	70 on site parking spaces, plus additional parking is available for lease from adjoining property owners.
Comments:	An added amenity is the stop light access on Westrac and 13 th avenue, the large outside patio area, two bar areas, (4) bathrooms, & remaining bar equipment, DJ system, commercial kitchen with fire suppression hood for short orders and large walk-in cooler. (5) roof top HVAC units, wood frame building with rubber membrane roof and asphalt parking lot. Seller would offer Class A liquor license for an additional \$300,000, subject to approval from the City of Fargo's liquor commission.
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.

