



# EPIC • GATEWAY



**EPIC GATEWAY**

## COMMERCIAL SPACE AVAILABLE



### ADDRESS

300 Main Ave. Fargo, ND 58103

### PROPERTY DETAILS

<b>Available:</b>	Now
<b>Commercial SF:</b>	6,000 SF
<b>Lease Rate:</b>	\$10.00 - 14.00 SF/yr
<b>Lease Term:</b>	Flexible

Subdivided space available, Contact for more Information



Investment • Development • Management

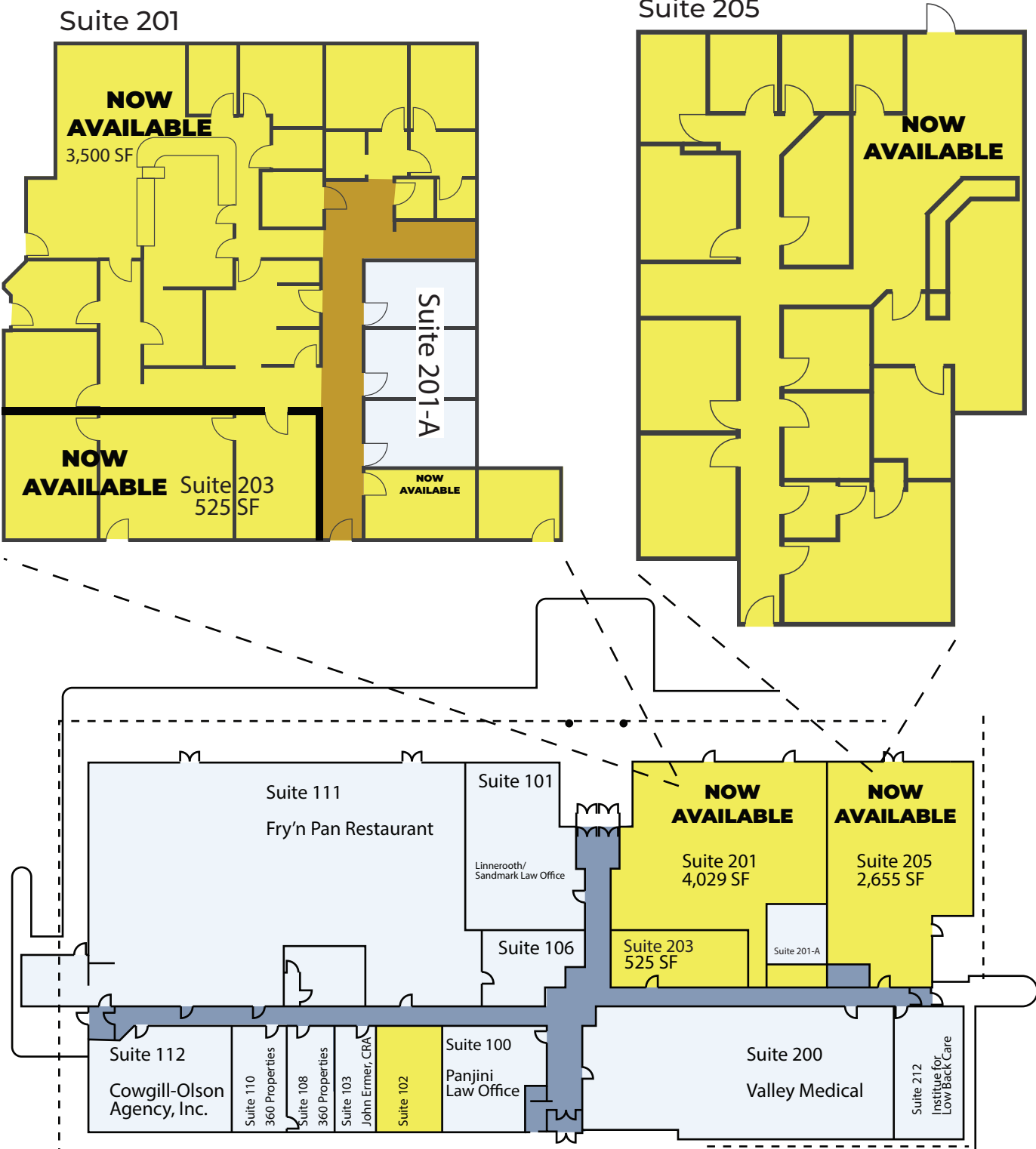
# 701.866.1006

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## OVERVIEW

**EPIC Gateway** is a newly acquired property to the EPIC Companies portfolio. This strip mall, home to the famous comfort food of the Fryn' Pan, is right along the Main Avenue corridor of Downtown Fargo.

This high-traffic street is known as gateway because it connects Fargo and Moorhead with a prime location just past the river. Surrounded by patrons, this prominent location will be sure to benefit any type of business whether retail, office, customer serve and more. Be a part of the historic, and continuously growing, downtown Fargo area with your location right on Main Avenue. This turnkey space would be great as your new home.



## CONTACT



### Brian Kounovsky

Board of Directors

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## WALKSCORE

300 Main Ave. has a Walkscore of 79 out of 100. This location is **Very Walkable** so most errands can be accomplished on foot.

Source: Walkscore.com

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