



MLS 6764619 Commercial

**\$349,900**

122, 126, 130 Vine Street  
Fergus Falls MN 56537

Status: Active

#### Description:

Accessibility, Visibility, and Usability — this prime corner location in the heart of downtown Fergus Falls delivers all three. Offering over 5,000 square feet of space, the property features 3,000+ square feet of retail/office space and 2,000+ square feet of light manufacturing space. Excellent visibility, convenient on street and off street parking, and tenants in place make this a turnkey investment opportunity or a strategic location to launch or expand your business. Downtown properties with this kind of presence and potential don't last. Schedule your tour today. Owner/Agent.

#### Additional Details:

Year Built	1937
Lot Acres	0.19
Lot Dimensions	67x125
Garage Stalls	3
School District	544
Taxes	\$8,402
Taxes with Assessments	\$11,770
Tax Year	2025

#### Additional Features:

**Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

From the intersection of Lincoln and Union head W on Lincoln Ave then turn S on S Vine St.



Listed By:  
Keller Williams Realty Professionals

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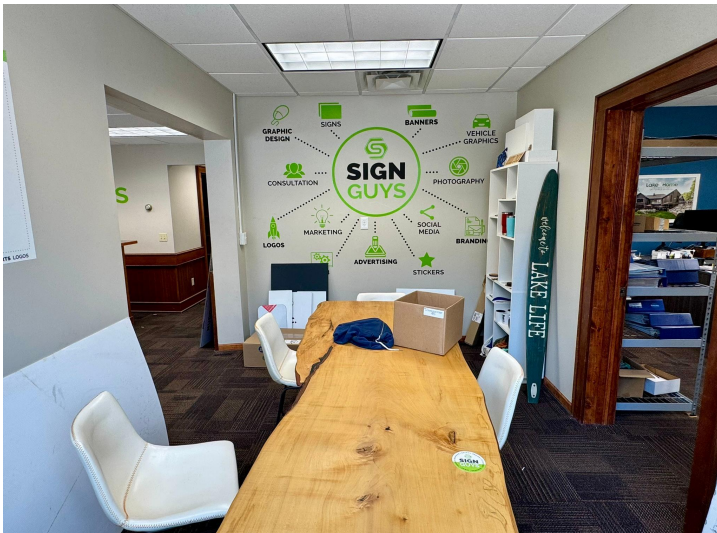
**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



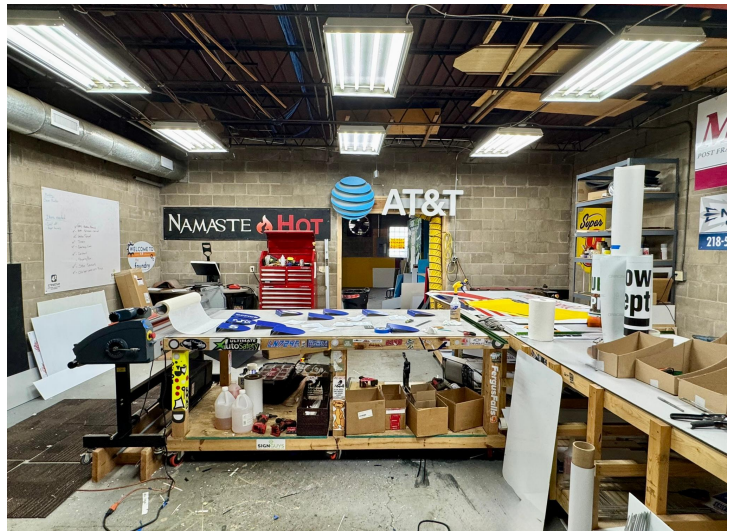


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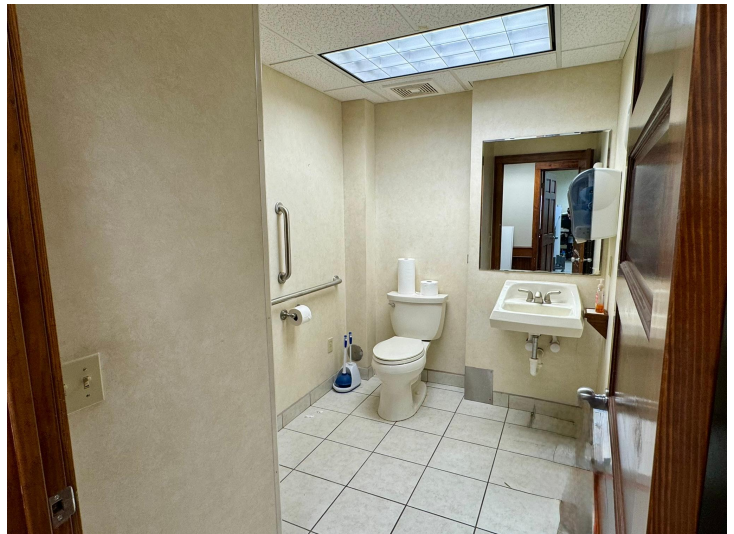


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