



MLS 6786413 Commercial

**\$375,000**

114 1st Ave S  
Perham MN 56573

Status: Active

#### Description:

COMMERCIAL SPACE – DOWNTOWN PERHAM! Move-In Ready, Full of Character, and perfectly located in the Heart of Downtown Perham—just steps from Main Street.

Spanning 2,555 SqFt, this Open-Concept Space is as Move-In-Ready as they come. Highlights include Hardwood Floors, Exposed Brick Walls, Large Display Windows, and 10-Foot Ceilings with beautifully Restored Pressed Tin Tiles.

The layout features a Spacious Retail Area, Large Back Room, Private Office, and a Full Basement ideal for storage. Rear Alleyway Access provides added convenience for deliveries or staff entry.

Whether you're launching a new venture, relocating an existing business, or looking for a Turnkey Investment, this property offers Endless Possibilities in one of Minnesota's most vibrant small-town settings.

#### Additional Details:

Year Built	1896
Lot Acres	0.06
Lot Dimensions	35 x 75
School District	549
Taxes	\$3,170
Taxes with Assessments	\$3,272
Tax Year	2025

#### Additional Features:

**Basement:** Full, Storage Space, Unfinished **Fuel:** Electric, Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

Head South on Main Street in Perham until 1st Ave, then turn right. The property will be the second building on the right side.



Listed By:  
Jack Chivers Realty

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Call Affinity Real Estate

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