



MLS 7001176 Commercial

**\$199,900**

424 Birch Avenue  
Fergus Falls MN 56537

Status: Active

**Description:**

Excellent investor opportunity with this well maintained duplex in Fergus Falls offering strong upside and immediate appeal. The main floor unit features 3 bedrooms, a 3 season front porch, and laundry located in the lower level, while the upper unit offers 3 bedrooms and convenient in-unit laundry hookups. Updates throughout the property enhance long-term durability and tenant demand including low maintenance vinyl siding and architectural shingles. Impressive as it is, with clear potential to increase rents and raise cash flow. Duplexes of this quality and condition are rarely available. This property is an ideal addition to any investment portfolio.

**Additional Details:**

|                        |         |
|------------------------|---------|
| Year Built             | 1919    |
| Lot Acres              | 0.19    |
| Lot Dimensions         | 150x55  |
| School District        | 1944    |
| Taxes                  | \$2,534 |
| Taxes with Assessments | \$2,534 |
| Tax Year               | 2025    |

**Additional Features:**

**Fuel:** Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

Head N on Union Ave toward Lincoln Ave and then turn W onto Birch Ave.



Listed By:  
Keller Williams Realty Professionals

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

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





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