



MLS 7002112 Commercial

**\$169,900**

822 Maple Avenue  
Fergus Falls MN 56537

Status: Active

**Description:**

Investor friendly duplex located on the west end of Fergus Falls offering great income with solid upside potential. The main with upper unit features 3 bedrooms. The lower level unit includes a separate 2 bedroom apartment, providing multiple income streams from one property. Low-maintenance vinyl siding and a detached single garage are already in place. This property presents a strong opportunity to increase cash flow through rental adjustments or continued improvements. Multi-unit properties with this configuration and potential are rarely available in this area. Act Fast!

**Additional Details:**

Year Built	1928
Lot Acres	0.22
Lot Dimensions	60x150
Garage Stalls	1
School District	1944
Taxes	\$1,996
Taxes with Assessments	\$1,996
Tax Year	2025

**Additional Features:**

**Basement:** Block, Partially Finished **Fuel:** Array **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

Head W onto Lincoln Ave and turn N onto 1st Ave. Then turn W onto Maple Ave to the property.



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**

**info@affinityrealestate.com**



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





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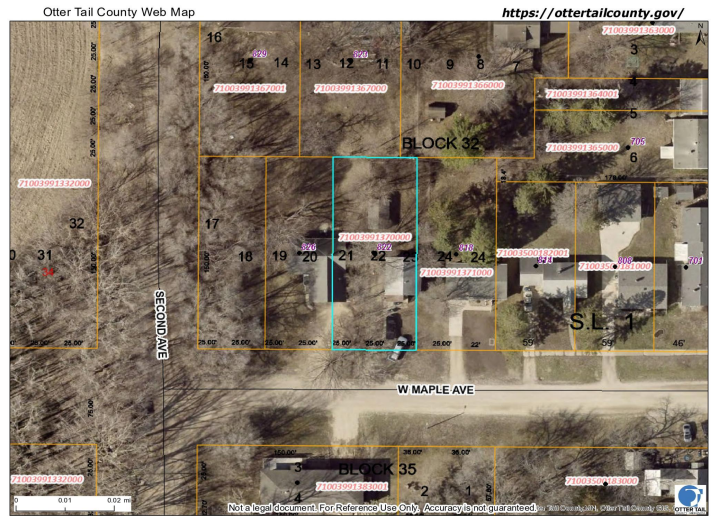


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