



MLS 7069582 Commercial

\$900,000

405 Lincoln Avenue
Fergus Falls MN 56537

Status: Active

Description:

5200 square foot, professionally designed office and retail building, in high traffic location in downtown Fergus Falls. 100% occupied by two national tenants since early 2000. Interior space is like new, in good condition. Built in 2002. Ample paved and concrete parking. Corner lot with 179' of frontage on Lincoln Ave with traffic of over 14,000 cars a day. Utilities and real estate taxes paid by tenant. Attractive gross income. Owner is a licensed real estate agent.

Additional Details:

Year Built	2002
Lot Acres	0.339
Lot Dimensions	179x142
School District	544
Taxes	\$22,371
Taxes with Assessments	\$22,796
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Heat:** Forced Air, Heat Pump **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Heat Pump

Driving Directions:

405 W Lincoln Ave, Fergus Falls, MN 56537



Listed By:
Century 21 Atwood

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