



MLS 7072826 Commercial

\$470,000

917 Pebble Lake Road
Fergus Falls MN 56537

Status: Active

Description:

Position your business for success with this versatile commercial opportunity located at 917 S. Pebble Lake Rd. in Fergus Falls. This steel-frame commercial building offers a functional blend of retail, office, storage, and warehouse space with excellent flexibility for a variety of business uses. The main retail/showroom area features approximately 72' x 78' of open space with durable concrete floors, four large front windows providing abundant natural light, and ceiling heights ranging from approximately 7'6" to 10'4" at the center peak. A front vestibule entry creates a welcoming customer entrance, while multiple office and support spaces provide operational flexibility. Additional interior features include a private office, additional flex office/changing room, two half bathrooms, and a spacious 12' x 24' staff breakroom with kitchenette. The rear loading and storage area measures approximately 55' x 27' and includes a 10' x 10' overhead door, walk-in service entrance, updated Lennox HVAC systems, and 200 amp electrical service. Additional overhead storage above the office and breakroom areas adds further utility. The site includes approximately 17 off-street parking spaces between the front and side lots. Multiple detached storage buildings provide additional flexibility, including a 13' x 32' shed, 12' x 12' shed, and a 15' x 24' storage building with overhead door access. With its adaptable layout, loading capabilities, storage options, and strong visibility along S. Pebble Lake Rd., this property is well-suited for retail, showroom, warehouse, contractor, nonprofit, service business, or mixed commercial use.

Additional Details:

Year Built	2002
Lot Acres	0.943
Lot Dimensions	Irregular
Garage Stalls	1
School District	544
Taxes	\$102
Taxes with Assessments	\$102
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Electric, Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

From Highway 210 - head north on Pebble Lake Road to the property on the right.
Listed By:
Andrew Yaggie Real Estate



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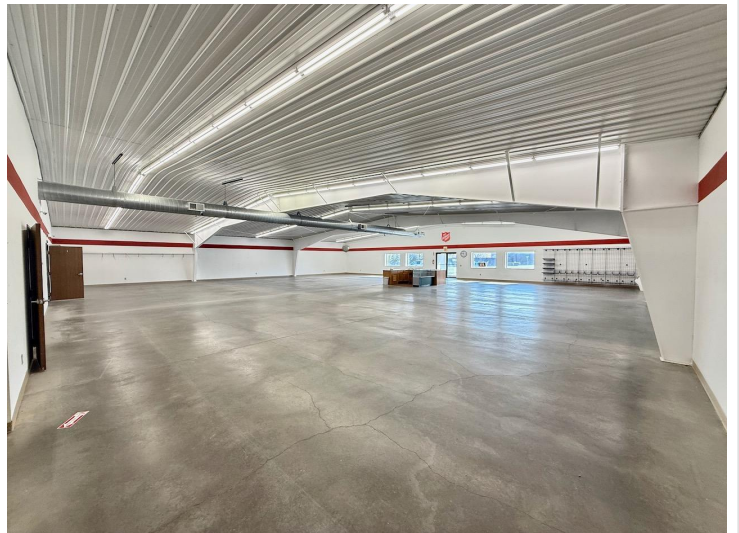
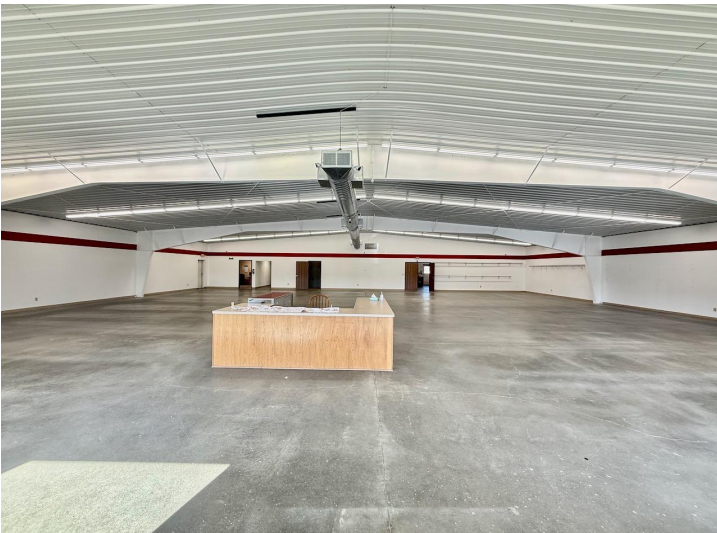
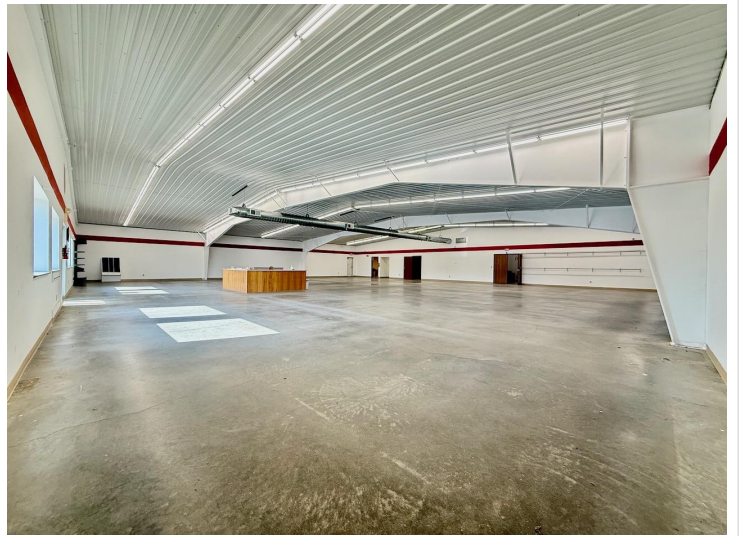
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

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