


MLS 7173180 Commercial

# $475,000

1109 Pebble Lake Road
Fergus Falls MN 56537

Status: Active

**Description:**

Prime commercial opportunity in Fergus Falls - this vacant, 2012-built building sits on 0.63 acres with excellent visibility and access along Pebble Lake Road. Featuring a drive-thru, 33 parking spaces, and modern construction, the property is ideal for a wide range of uses including restaurant, retail, office, or service based businesses. With high traffic exposure and close proximity to I-94 and MN-210, this turnkey location offers strong potential for immediate occupancy and long-term growth.

**Additional Details:**

| | |
|---|---|
| Year Built | 2012 |
| Lot Acres | 0.663 |
| Lot Dimensions | irregular |
| Taxes | $12,702 |
| Taxes with Assessments | $12,804 |
| Tax Year | 2026 |

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air

**Driving Directions:**

From I-94 (coming from either direction):

Take Exit 54 for MN-210 / Fergus Falls.
Turn east onto MN-210 E / W Lincoln Ave.
Continue straight through downtown Fergus Falls.
After crossing the Otter Tail River, turn right onto Pebble Lake Road.
Go about 1 mile - the Building will be on your left.

Broker Reciprocity

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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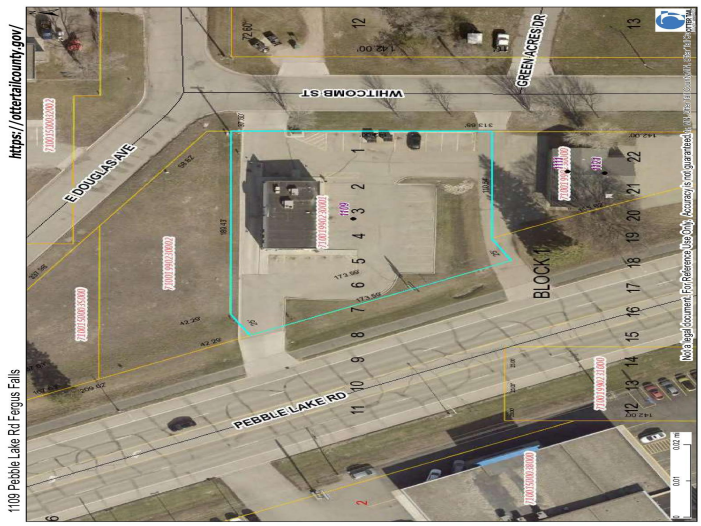
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