

MLS 7173695 Residential

# $525,000

2,822 sq ft
1 bedrooms
2 baths

23014 Rus Dic Cir
Fergus Falls MN 56537

Status: Active

**Description:**

Looking for a place to take your business to the next level or a unique property to call home? This one is full of possibilities! Located on the north edge of Fergus Falls, this property offers over 5 acres, 2,822 finished square feet with 13+ foot ceilings, and flexible zoning that opens the door to a variety of opportunities. Whether you're looking to establish a new business, expand your current operation, invest, or explore residential possibilities, this property is worth a closer look!Currently used for business purposes, the open and versatile layout can accommodate a variety of business needs. There is plenty of flexibility to customize the space, grow your operation, and make it your own.Built in 2021, you can enjoy peace of mind knowing the property features newer major components.Inside, you'll find a functional layout with a versatile room that could easily be divided, along with a nursery, office, storage room, and an additional larger room featuring two doors that could also be divided to create even more usable space. A storage shed is included, offering additional room for equipment, supplies, or storage.Opportunities like this are hard to find! Whether you're an entrepreneur looking for an updated space, an established business ready to expand, an investor searching for potential, or someone dreaming of a property with acreage and possibilities, this one deserves your attention.Don't miss your chance to explore everything this property has to offer. Schedule your private showing today!

**Additional Details:**

| | |
|---|---|
| Year Built | 2021 |
| Lot Acres | 5.04 |
| Lot Dimensions | irr |
| Taxes | $102 |
| Taxes with Assessments | $102 |
| Tax Year | 2026 |

**Additional Features:**

**Basement:** None **Fuel:** Propane **Heat:** Forced Air **Sewer:** Septic System Compliant - No **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

E 94-N CountyRd 88-Ottertail Scenic Byway to Ruc DiC Cir- Property on right side of road.

Listed By:
REALTY XPERTS

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**Call Affinity Real Estate**
**218-237-3333**
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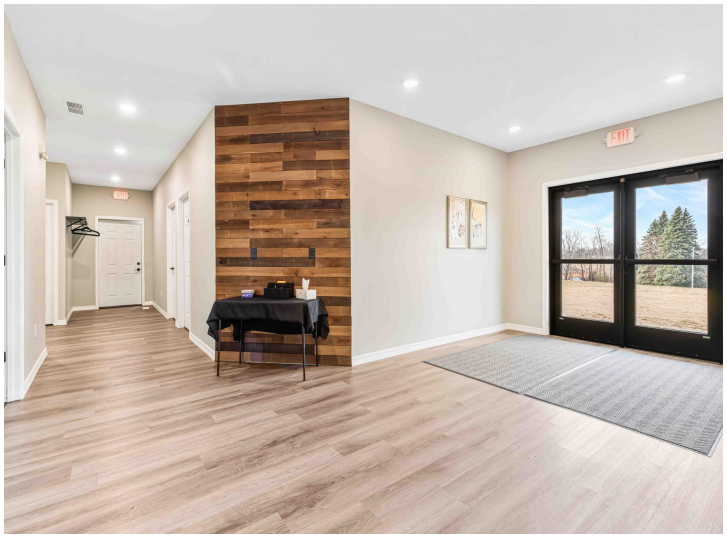


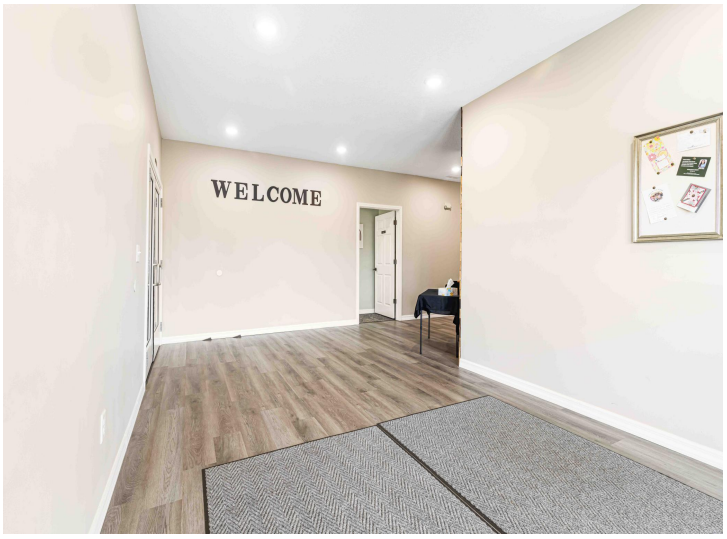


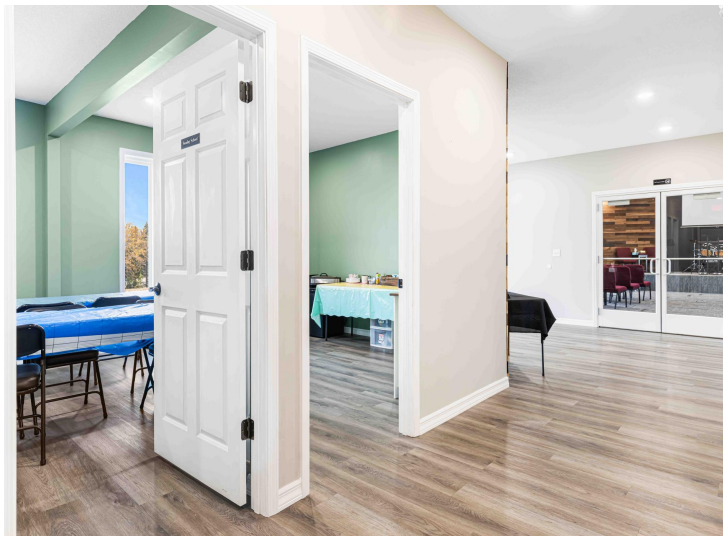


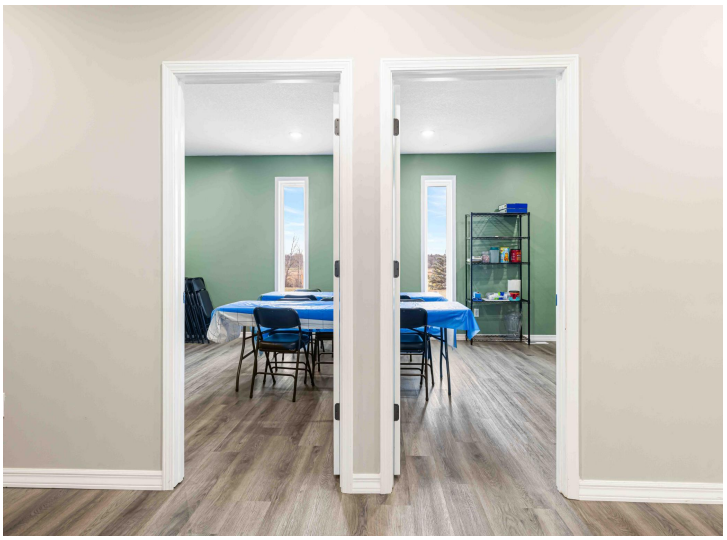

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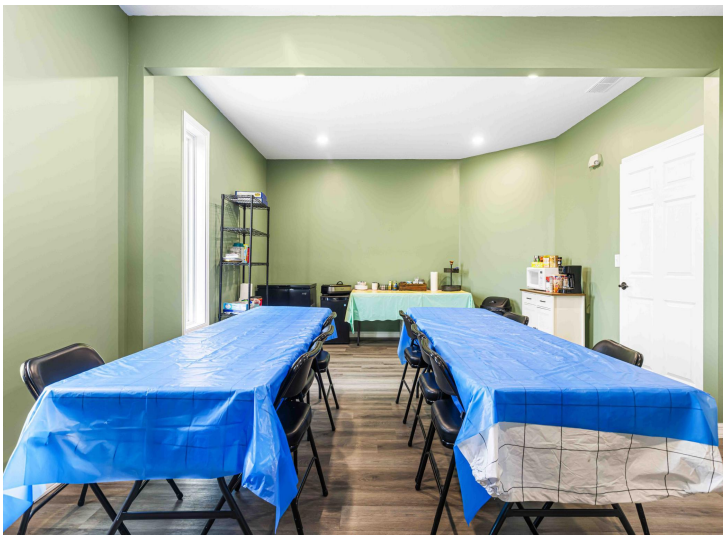










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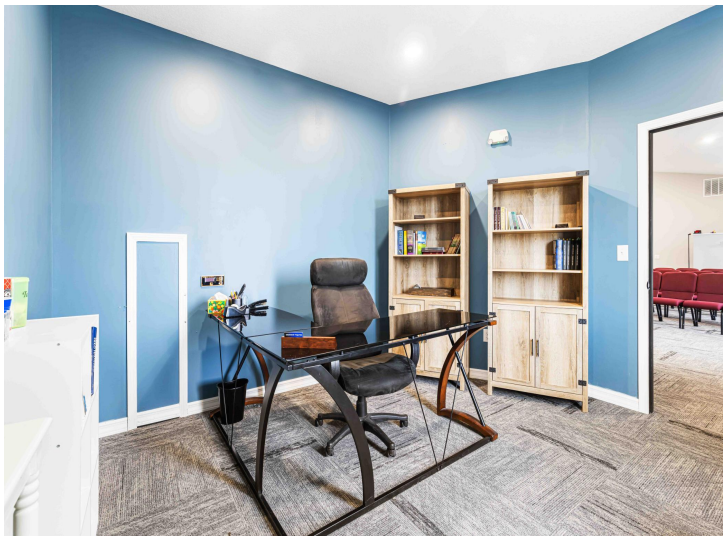


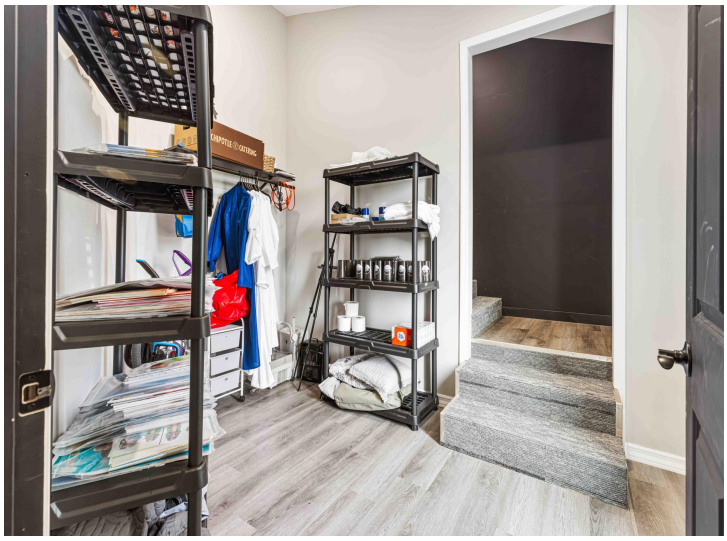
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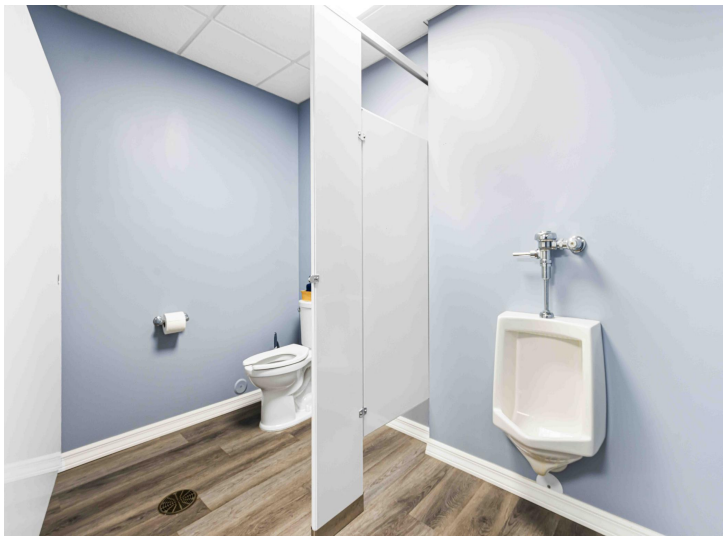


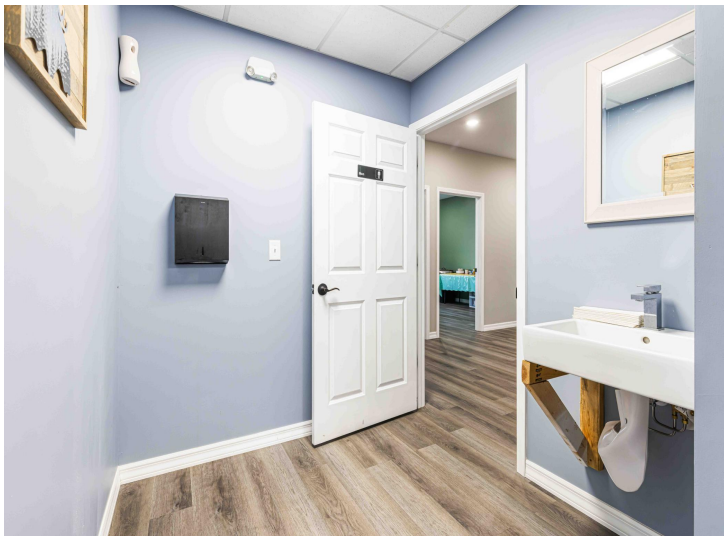
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