



MLS 6786413 Commercial

\$375,000

114 1st Ave S Perham MN 56573

Status: Active

## **Description:**

COMMERCIAL SPACE – DOWNTOWN PERHAM! Move-In Ready, Full of Character, and perfectly located in the Heart of Downtown Perham—just steps from Main Street.

Spanning 2,555 SqFt, this Open-Concept Space is as Move-In-Ready as they come. Highlights include Hardwood Floors, Exposed Brick Walls, Large Display Windows, and 10-Foot Ceilings with beautifully Restored Pressed Tin Tiles.

The layout features a Spacious Retail Area, Large Back Room, Private Office, and a Full Basement ideal for storage. Rear Alleyway Access provides added convenience for deliveries or staff entry.

Whether you're launching a new venture, relocating an existing business, or looking for a Turnkey Investment, this property offers Endless Possibilities in one of Minnesota's most vibrant small-town settings.

## **Additional Details:**

Year Built1896Lot Acres0.06Lot Dimensions35 x 75School District549Taxes\$3,170Taxes with Assessments\$3,272Tax Year2025

## **Additional Features:**

Basement: Full, Storage Space, Unfinished Fuel: Electric, Natural Gas Heat: Forced Air Sewer: City Sewer/Connected Water: City Water/Connected Air Conditioning: Central Air

## **Driving Directions:**

Head South on Main Street in Perham until 1st Ave, then turn right. The property will be the second building on the right side.



Listed By: Jack Chivers Realty

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