



MLS 7001176 Commercial

\$199,900

424 Birch Avenue
Fergus Falls MN 56537

Status: Active

Description:

Excellent investor opportunity with this well maintained duplex in Fergus Falls offering strong upside and immediate appeal. The main floor unit features 3 bedrooms, a 3 season front porch, and laundry located in the lower level, while the upper unit offers 3 bedrooms and convenient in-unit laundry hookups. Updates throughout the property enhance long-term durability and tenant demand including low maintenance vinyl siding and architectural shingles. Impressive as it is, with clear potential to increase rents and raise cash flow. Duplexes of this quality and condition are rarely available. This property is an ideal addition to any investment portfolio.

Additional Details:

Year Built	1919
Lot Acres	0.19
Lot Dimensions	150x55
School District	1944
Taxes	\$2,534
Taxes with Assessments	\$2,534
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

Head N on Union Ave toward Lincoln Ave and then turn W onto Birch Ave.



Listed By:
Keller Williams Realty Professionals

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