



MLS 7002112 Commercial

\$169,900

822 Maple Avenue
Fergus Falls MN 56537

Status: Active

Description:

Investor friendly duplex located on the west end of Fergus Falls offering great income with solid upside potential. The main with upper unit features 3 bedrooms. The lower level unit includes a separate 2 bedroom apartment, providing multiple income streams from one property. Low-maintenance vinyl siding and a detached single garage are already in place. This property presents a strong opportunity to increase cash flow through rental adjustments or continued improvements. Multi-unit properties with this configuration and potential are rarely available in this area. Act Fast!

Additional Details:

Year Built	1928
Lot Acres	0.22
Lot Dimensions	60x150
Garage Stalls	1
School District	1944
Taxes	\$1,996
Taxes with Assessments	\$1,996
Tax Year	2025

Additional Features:

Basement: Block, Partially Finished **Fuel:** Array **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

Head W onto Lincoln Ave and turn N onto 1st Ave. Then turn W onto Maple Ave to the property.



Listed By:
Keller Williams Realty Professionals

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