



MLS 7006700 Commercial

**\$195,000**

117 Lincoln Avenue  
Fergus Falls MN 56537

Status: Active



**Description:**

This historical building is now looking for someone to start a new venture. Previous business has recently vacated the building. Great location for parking on street, private parking for 3-4 vehicles directly behind the building, as well as city public parking just steps away. Very convenient. The history for this building goes way back. A detailed historical summary is located in the documents. Enjoy the read! Central heating system and AC. There is an existing front lobby area. The remainder of the main level includes multiple spaces to meet your needs, as well as an abundance of storage space and a restroom. The closed-off main stairs to the lower level can be reopened for ease of access, along with the secondary stairs located at the rear of the building. The lower level has additional storage. Let your imagination and needs utilize this building to bring out its full potential. Per prior agreement, this property cannot be sold or leased to any competitor of any optometrist or optometric company.

**Additional Details:**

Year Built	1911
Lot Acres	0.081
Lot Dimensions	25 x 142
School District	1944
Taxes	\$3,180
Taxes with Assessments	\$3,180
Tax Year	2025

**Additional Features:**

**Basement:** Concrete **Fuel:** Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

117 E Lincoln Ave., Fergus Falls



Listed By:  
Century 21 Atwood

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