



MLS 7023364 Commercial

**\$600,000**

1517 Patterson Loop  
Fergus Falls MN 56537

Status: Active

**Description:**

Multifamily or mixed-use redevelopment opportunity eligible for 40% Federal and State Historic Tax Credits. Built in 1931 and designed by renowned architect Clarence H. Johnston, this steel-frame brick building is located on the former Fergus Falls State Hospital campus, where several adjacent buildings have already been successfully redeveloped.

**Additional Details:**

Year Built	1931
Lot Acres	0.933
Lot Dimensions	40511
School District	1944
Taxes	\$5,284
Taxes with Assessments	\$5,284
Tax Year	2025

**Additional Features:**

**Fuel:** Array **Heat:** Hot Water **Sewer:** City Sewer - In Street **Water:** City Water - In Street

**Driving Directions:**

North of W Fir Ave. West of Cleveland Ave.



Listed By:  
Horizon Real Estate Group

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