MLS 7037234 Commercial

$425,000

610 3rd Ave SE
Perham MN 56573

Status: Active

Description:

PRIME COMMERCIAL LOCATION IN THE HEART OF PERHAM! Opportunity meets Location with this 3,900 SqFt Commercial Building featuring Direct Frontage on busy 3rd Ave, offering Exceptional Exposure in one of Perham's most Visible and High-Traffic Areas. Situated on a Corner Lot directly next to the PACC, the property is within a one-block walking distance of major community landmarks, including the Locker Plant, Perham High School, Boys & Girls Club, and Fair Grounds.

The building's Flexible Layout makes it well-suited for a wide range of business models. The East end is currently configured as Office Space and offers over 1,500 SqFt, an attached 24x26 Garage, and a Full Finished Basement, providing ample room for operations, storage, or expansion. The West end adds an additional 950 SqFt with its own Independent Entrance, opening the door to a Second Business Venture, Supplemental Rental Income, or a Multi-Tenant setup.

Whether you're looking to Establish a Single Large-Scale Operation, Expand your Current Business, or capitalize on an Investment Opportunity with Lease Potential, this Downtown Perham location is packed with potential.

Additional Details:

Year Built	1965
Lot Acres	0.37
Lot Dimensions	115 x 140
Garage Stalls	1
School District	549
Taxes	$4,118
Taxes with Assessments	$5,242
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Fireplace(s)

Driving Directions:

From Perham, Head South-East until 3rd Ave, then turn right. Once you arrive, the property will be on the right side at the corner of Park Street & 3rd Ave SE.

Listed By:
Jack Chivers Realty

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