



MLS 7051324 Commercial

\$349,900

2066 College Way
Fergus Falls MN 56537

Status: Active

Description:

Position your business for visibility and growth with this standout commercial opportunity on the highly traveled west end of Fergus Falls along College Way, offering seamless access to I-94 and a daily traffic count nearing 6,000 vehicles. Set on a .63 acre lot, this versatile property is built to perform, featuring a 2,700 sq ft main building perfectly suited for office, retail, or light industrial use, complemented by a 2,400 sq ft rear building offering cold storage with three oversized bays and an insulated office space. Whether you are expanding your operation or adding a strategic asset to your portfolio, this property delivers flexibility, functionality, and exposure in one compelling package.

Additional Details:

Year Built	1974
Lot Acres	0.63
Lot Dimensions	Irregular
Garage Stalls	1
School District	1944
Taxes	\$2,266
Taxes with Assessments	\$2,266
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

Head W onto W Lincoln Ave and turn NW onto College Way and then N into the property.



Listed By:
Keller Williams Realty Professionals

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