



MLS 7068233 Commercial

\$650,000

23889 Co Hwy 1
Fergus Falls MN 56537

Status: Active

Description:

Check out this very versatile property. Currently operating as machining business. Over 5,000 square ft of finished steel building with office, break room, and 3/4 bath. In-floor heat in East side of the building. East 1/2 of building was completed in 2007 and West 1/2 in 2020. 2-12ft overhead doors, 3 entry doors and 14ft ceilings in main area of shop. Very uniform design throughout. 3-phase electrical system. Located under 2 miles from the edge of Fergus Falls on 23.88 acres with 17 of those acres tillable and 3 acres pasture. With this much land available along with the warehouse/business structure, your options are many. Potential development of land, start a business with production of food, or create your own hobby farm. These are just some ideas to check out. There is a farmhouse from 1910 that has been being remodeled. The outside has been updated with siding, doors and windows. The inside has been taken down to the studs with a visible partitioned layout. Double detached garage with same siding as house. Lots to talk about with this property and questions are welcome for more understanding of property.

Additional Details:

Year Built	2007
Lot Acres	23.88
Lot Dimensions	Irregular
Garage Stalls	2
School District	544
Taxes	\$3,246
Taxes with Assessments	\$3,442
Tax Year	2026

Additional Features:

Fuel: Electric **Garage:** 2 **Heat:** In-Floor Heating **Sewer:** Private Sewer, Tank with Drainage Field **Water:** 4-Inch Submersible **Air Conditioning:** None

Driving Directions:

County Hwy 1 NE of Fergus Falls about 2 miles



Listed By:
Century 21 Atwood

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