



MLS 7083288 Commercial

**\$325,000**

315 Mill Street  
Fergus Falls MN 56537

Status: Active

**Description:**

Positioned in the heart of Fergus Falls, this impressive 5400 sq ft office building offers a rare combination of immediate rental income and owner-occupancy potential. Currently configured with multiple office suites, the property is home to four established tenants, providing steady income from day one. An additional office suite-currently used as a law office-is available for lease or owner use, with the potential to be divided into office space for even greater income opportunities. The available suite features excellent street visibility, large windows, and direct street access, making it ideal for professional services, legal, financial, or business offices seeking a prominent downtown presence. There is ample parking surrounding the building, plus the convenience of a 3 stall attached garage. Whether your an investor seeking a solid income-producing property or a business owner looking for office space while offsetting expenses through tenant income, this property offers exceptional flexibility and value.

**Additional Details:**

Year Built	1919
Lot Acres	0.172
Lot Dimensions	50 x 150
Garage Stalls	3
School District	544
Taxes	\$6,506
Taxes with Assessments	\$6,506
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Electric **Garage:** 3 **Heat:** Heat Pump **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

315 S Mill St



Listed By:  
Weichert, Realtors - Paulson Land Co

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