



MLS 7088592 Commercial

\$149,900

218 Washington Avenue
Fergus Falls MN 56537

Status: Active

Description:

A rare opportunity in a high visibility professional area, this well maintained office building with an upper level apartment delivers flexibility, income potential, and location all in one. Whether you are an owner occupant looking to run your business from the main level, an investor seeking multiple income streams, or someone who wants to live upstairs and enjoy the shortest commute in town, this property is built for options. The lower level features a separate rear entrance, creating excellent potential for an additional tenant, private office space, or expanded business use. A rear concrete parking lot provides convenient off street parking, while the surrounding professional buildings add to the established business environment. First time on the market in decades, this is the kind of property that rarely becomes available and opens the door to endless possibilities. Schedule your showing today.

Additional Details:

Year Built	1909
Lot Acres	0.16
Lot Dimensions	50x141
School District	544
Taxes	\$2,574
Taxes with Assessments	\$2,574
Tax Year	2026

Additional Features:

Basement: Full, Other, Partially Finished **Fuel:** Electric **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected
Air Conditioning: Central Air, Window Unit(s)

Driving Directions:

Head S on S Union Ave then E onto W Washington Ave and into the property.



Listed By:
Keller Williams Realty Professionals

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