



MLS 7103692 Commercial

\$220,000

146 1st Avenue
Perham MN 56573

Status: Active

Description:

Prime Commercial Opportunity in Heart of Thriving Downtown Perham!

Location is everything, and this phenomenal property sits right in the absolute heart of Perham, MN—a booming, upbeat community with a thriving downtown district. Currently operating as a beloved local movie theater, this versatile building offers incredible real estate footprints and rare flexibility for its next chapter.

Bring your vision and launch a brand-new concept in a high-traffic, pedestrian-friendly zone, or step into an established entertainment business with the potential to keep the current operation running. The spacious, wide-open layout provides a blank canvas perfectly suited for retail, a unique restaurant/hospitality venture, an event venue, or a creative mixed-use space.

Don't miss the chance to anchor your business or investment portfolio in one of the area's most vibrant and growing communities. Schedule your private tour today and explore the endless possibilities!

Additional Details:

| | |
|------------------------|----------|
| Year Built | 1910 |
| Lot Acres | 0.08 |
| Lot Dimensions | 28 x 125 |
| School District | 549 |
| Taxes | \$2,658 |
| Taxes with Assessments | \$2,658 |
| Tax Year | 2025 |

Additional Features:

Basement: Block **Fuel:** Natural Gas **Heat:** Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Main street Go south on 1st ave.



Listed By:
eXp Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470