



MLS 7106481 Commercial

\$999,900

3327 Fir Avenue
Fergus Falls MN 56537

Status: Active

Description:

Welcome to 3327 E Fir Avenue in Fergus Falls—an exceptionally versatile commercial property offering an impressive combination of professional office space, living quarters, extensive shop and garage space, and abundant parking. The main commercial building offers approximately 4,200 square feet and features four private offices, a conference room, half bathroom, and approximately 1,200 square feet of attached living quarters. The living space includes three bedrooms, a 3/4 bathroom, laundry, and dedicated heating and cooling, providing tremendous flexibility for a variety of business or operational needs. A major highlight is the expansive 48x80 outbuilding, offering incredible possibilities for contractors, landscaping companies, rental businesses, equipment storage, automotive enthusiasts, or anyone needing substantial shop and garage space. The property currently offers a total of 8 garage stalls, with the potential to create additional stalls or reconfigure the space into a massive open shop. The outbuilding also features several offices and a concrete floor, making it ideal for vehicles, equipment, inventory, storage, or workspace. The property is further enhanced by a freshly asphalted parking lot with approximately 30 parking spaces, providing excellent capacity for employees, customers, company vehicles, trailers, and equipment. Extensive improvements have been completed throughout the interior, including new flooring, trim, doors, finishes, bathrooms, and updated office spaces, creating a clean, professional, move-in-ready environment. The exterior also features newer siding and a newer roof. With approximately 4,200 square feet in the main building, attached living quarters, a substantial 48x80 outbuilding, 8 existing garage stalls with potential for more, and approximately 30 paved parking spaces, 3327 E Fir Avenue presents a rare opportunity for an owner-user, growing business, contractor, service company, automotive enthusiast, or investor seeking exceptional flexibility, all in one property. Business use to be verified with the city.

Additional Details:

Year Built	1978
Lot Acres	2.28
Lot Dimensions	Irregular
Garage Stalls	10
Taxes	\$3,788
Taxes with Assessments	\$3,788
Tax Year	2026

Additional Features:



Listed By: **RE/MAX Advantage Plus** 10 Heat: Forced Air Sewer: Holding Tank, Private Sewer Water Well Air Conditioning: Central Air

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