



MLS 7109761 Commercial

\$155,000

120 Washington Avenue
Fergus Falls MN 56537

Status: Active

Description:

Prime downtown Fergus Falls commercial opportunity! Located on Washington Avenue, this versatile commercial building offers excellent visibility with large street-facing display windows, making it ideal for retail, office, or service-based businesses. Inside, you'll find a welcoming reception area, two private offices, a kitchenette, large storage closet, spacious open work area, and a restroom, providing a flexible layout that can easily adapt to a variety of business needs. The full unfinished basement offers abundant storage with potential for future expansion, while the attached 25' x 36' heated garage, conveniently accessed from the alley behind the building, provides secure parking, workshop space, or additional storage—a rare amenity for a downtown property. Additional updates include a furnace that has been replaced within the last five years. Whether you're starting a new business, expanding your current operation, or looking for an investment opportunity in the heart of Fergus Falls, this property offers the location, functionality, and flexibility to help your business thrive. Schedule your private showing today!

Additional Details:

Year Built	1926
Lot Acres	0.081
Lot Dimensions	25 x 142
Garage Stalls	1
Taxes	\$4,110
Taxes with Assessments	\$4,212
Tax Year	2026

Additional Features:

Basement: Full, Unfinished **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer - In Street **Water:** City Water - In Street **Air Conditioning:** Central Air

Driving Directions:

From Union and Lincoln Ave, South on Union, East on Washington Ave to the property on the right.



Listed By:
Andrew Yaggie Real Estate

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