

FORMER BURGER KING
705 E Vernon Avenue
Fergus Falls, MN 56537
For Sale or For Lease



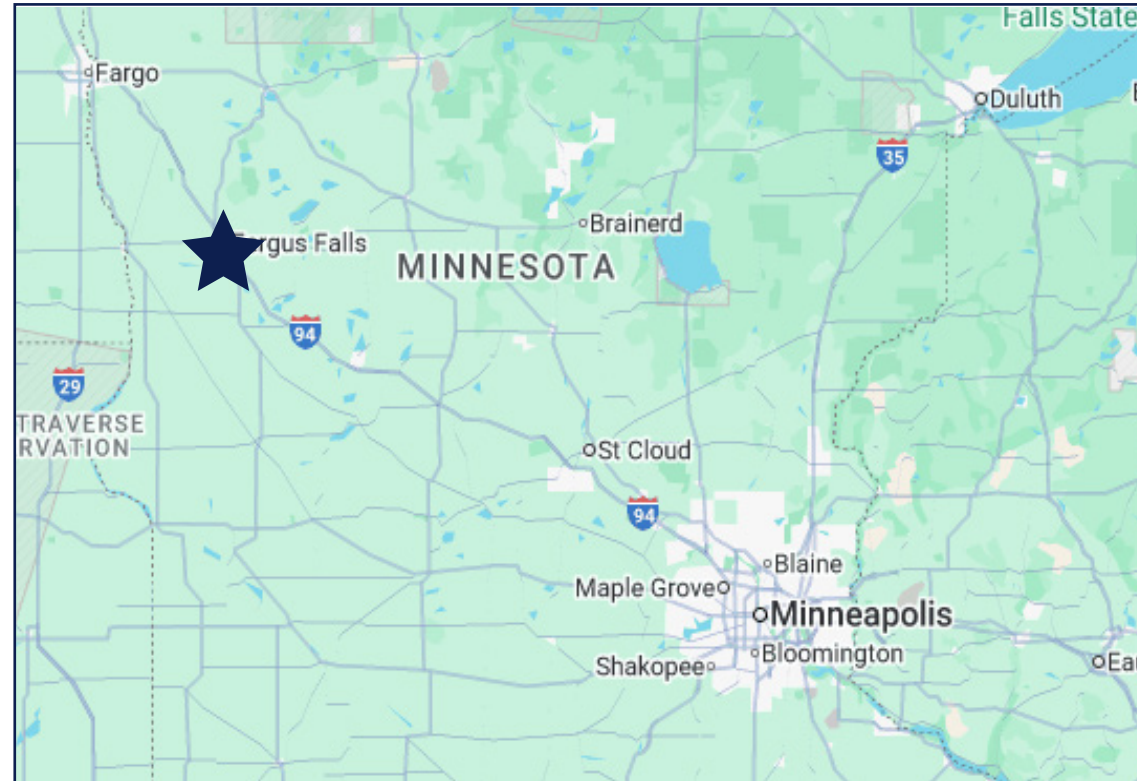
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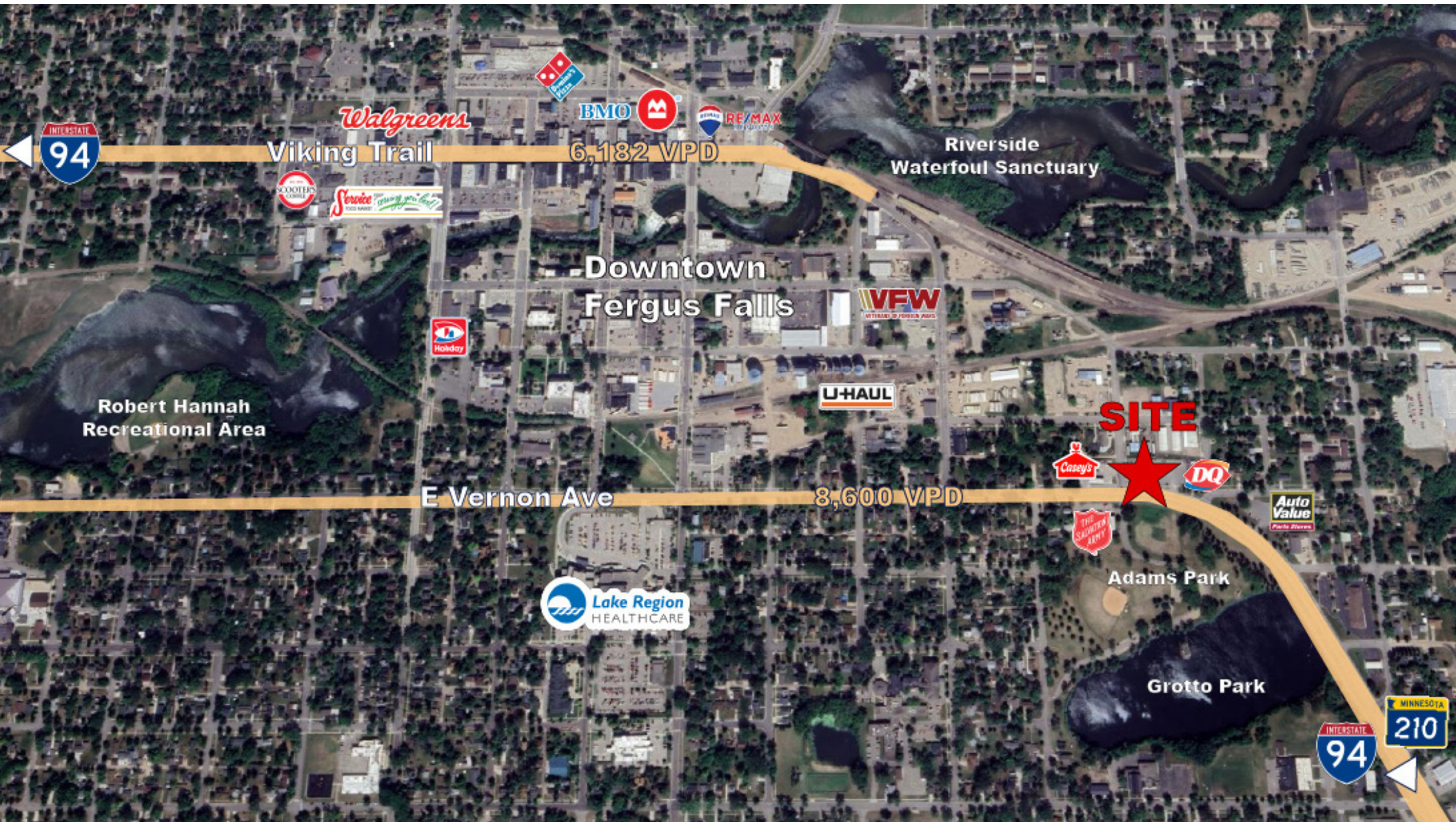
ADDRESS	705 E Vernon Ave
CITY, STATE	Fergus Falls, MN 56537
SPACE AVAILABLE	3,285 SF (Building Size)
LOT SIZE	1.02 Acres
SALE PRICE	\$595,000 - REDUCED PRICE
LEASE RATE	Negotiable "As-Is"
TAXES 2025	\$13,204.00
YEAR BUILT	1972/1991
COUNTY	Otter Tail
ZONING	B-2 - Service Business District



HIGHLIGHTS

- In a great neighborhood
- On connecting routes to downtown and I94/MN 210
- In between Casey's and Dairy Queen
- Located near downtown Fergus Falls and Lake Regions Hospital

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,086	14,530	16,276
MEDIAN AGE	43.6	43.	43.5
MEDIAN HH INCOME	\$48,816	\$57,096	\$60,867
AVERAGE HH INCOME	\$66,844	\$78,636	\$82,716









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REAL ESTATE GROUP, INC.

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