WOODLAND LODGE

394 WOODLAND DR., FERGUS FALLS, MN 56537



WOODLAND LODGE

Commercial Property with Endless Potential

Located on the edge of Fergus Falls, this expansive commercial property offers over 33,000 square feet of space on a generous 3.86-acre lot. Formerly used as an enhanced assisted living facility, the building is thoughtfully designed and equipped to accommodate a wide variety of future uses.

The main structure was custom built in 2009 with an addition in 2012. Inside, you'll find 33 private bedrooms and 38 bathrooms, along with a fully equipped commercial kitchen, spacious great room, comfortable common areas, and a relaxing spa. The layout provides both functionality and flexibility, with infrastructure already in place for

residential care, hospitality, or other large-scale operations.

Whether you're envisioning a healthcare facility, wellness retreat, educational center, or

corporate campus or a new business endeavor, this property offers the square footage, modern amenities, and location to bring your vision to life. Ample parking and outdoor space add to the appeal, making it ideal for both staff and guests. With its size, features, and versatility, this Fergus Falls property is a rare opportunity to create something extraordinary.

\$3,900,000

33 Beds | 38 Baths 3.86 Acres 14,550 SF on Main 2,293 SF on Upper 16,204 SF on Lower 33,047 Total SF

Century 21 Atwood

405 W Lincoln Ave Fergus Falls, MN 56537 O: 218.739.3281 c21atwood.com

CENTURY 21.

EXTERIOR









EXTERIOR

The exterior is both beautiful and durable. The LP siding and wide window trim give it an attractive look and will withstand whatever weather a Minnesota climate will throw at it. Cultured stone decorates the front porch walls and pillars. Simple landscaping using large rocks, natural grasses and shrubs surround the entire building. The roof has architectural shingles, metal soffits and gutters on all facia. High windows, many of them custom angled windows, grace the high walls, with the southern wall bringing in sunlight all year long. Balconies provide additional lounging areas for six of the rooms. An asphault drive encircles the building with 46 parking spaces.



CENTURY 21.

FRONT ENTRANCE



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THE ENTRANCE

The front entrance is welcoming and very easy to enter as it is at ground level. The wide, automatic door make it easy for a wheel chair entrance. As you enter into the luxurious hallway, you get your first glimpse of the bright windows of the Great Room.



Immediately to the left is the main office which has two closets and large windows to view the comings and goings.

A hallway leads down to a restroom and janitor closet, and then to a back stairway leading up to the upper level.

In the direction of the Great Room is the elevator and stairways to both levels.

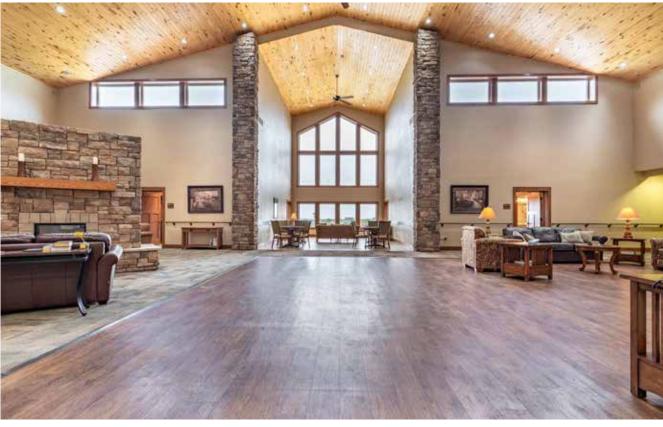


CENTURY 21.

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THE GREAT ROOM









THE GREAT ROOM

The main entrance flows right into the gorgeous Great Room; here you will find soaring 27 feet ceilings, with grand floor to ceiling windows highlighting the gorgeous nature views. This Great Room is highly adaptable—use it for a welcome space for a retreat, meetings, networking events, lounge or formal gatherings. While the space is functional, it's also designed to be inviting, with carefully chosen textiles, rugs, and light fixtures to create warmth. This room is perfect as a place of congregation, fostering collaboration, relaxation, or social interaction—offering a multitude of options to fit your needs.



CENTURY 21. Atwood

THE UPPER LEVEL

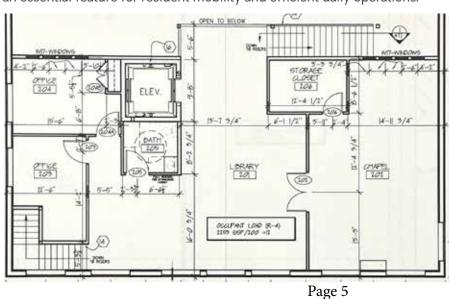
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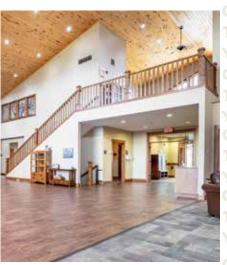


UPPER LEVEL

The upper level features a lovely larger room tucked away in a private section of the building—most recently utilized as a chapel. Upon stepping inside, the space is bathed in soft, natural light that filters through large windows. The interior is understated yet serene with soft acoustics, and comfortable seating, allowing the space to remain versatile for board room meetings or small services. Throughout this building you will find an amazing amount of natural light; you are greeted by a beautiful panoramic view that brings the outside in. Expansive windows frame rolling green fields, mature trees and water. The thoughtful design of this building is intended to bring a feeling of openness, versatility and calm. This property includes a convenient commercial–grade elevator, designed for smooth and reliable access between floors. The elevator meets accessibility standards, making it an essential feature for resident mobility and efficient daily operations.







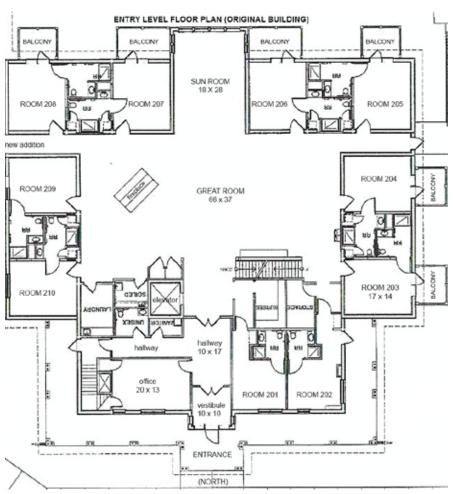
CENTURY 21.

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THE BEDROOMS







THE BEDROOMS

This property features 33 private rooms, each thoughtfully designed with comfort and function in mind. Averaging 14' x 16' in size, the rooms provide generous space and privacy. Every room includes a private bathroom with premium finishes, including onyx sinks, walk-in showers, and tile flooring. These rooms are all handicap accessible and have their own temperature controls.



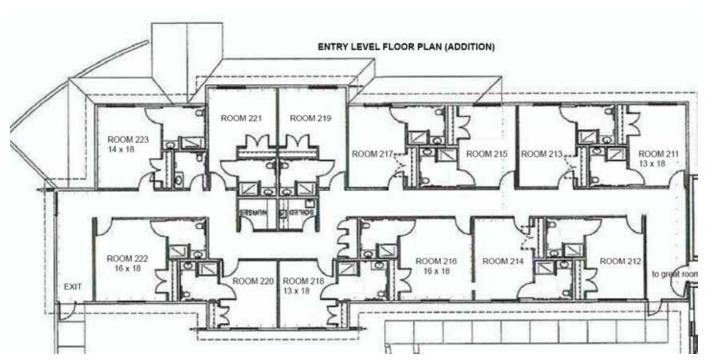
Attention to detail is evident with solid oak doors and extra-thick walls, ensuring both durability and excellent sound insulation. Large windows fill the rooms with natural light, and select rooms boast private decks with views of the equestrian field, creating a peaceful, one-of-a-kind setting. These rooms combine quality craftsmanship, privacy, and comfort, making them ideal for a variety of future uses.



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EAST WING MAIN LEVEL











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NEW ADDITION

In 2012 a new addition was added to expand the number of rooms in this facility. Thirteen rooms with private bathrooms were added on this floor. The east hallway looks very much like a hotel with rooms on each side. Railings line the hallways for those who need assist.

Each room has a big window with great views.

The same quality was used in the addition as the original with solid wood doors on entrances and closets. Bedroom floors are carpeted and bathrooms are tiled.

The toilets and showers have handicapped bars.

Each room is independently climate controlled with a thermostat in the room.

A sprinkler system is in place throughout the facility with all the necessary alarms and detectors, and with exits on each end of the hallway.

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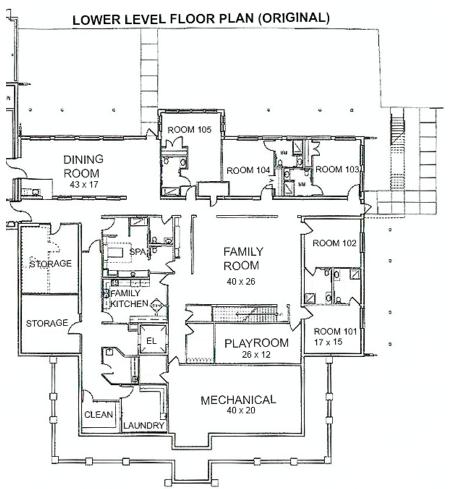
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LOWER LEVEL COMMON AREA















LOWER LEVEL FAMILY AREA

The lower level common area is a welcoming space designed for comfort, accessibility, and social connection. In this area you will find a large gathering room, playroom, family kitchen, spa, laundry and dining space complete with kitchen. Throughout these spaces you will find soft lighting and thoughtfully arranged seating with a fireplace creating a cozy atmosphere to gather for conversation, games, or quiet relaxation.

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KITCHEN/DINING



2



Blacktop Range

EQUIPMENT

Grill Fryers, **Ovens** Dishwasher **Sinks Stainless Steel Counters Prep Stations** Walk-In Refrigerator **Storage Pantry**

KITCHEN

Step into a fully equipped, commercial kitchen and dining area designed for functionality and comfort. Outfitted with professional-grade equipment, the kitchen includes a blacktop range, grill, fryers, ovens, dishwasher, multiple sinks, and expansive stainless-steel counters and prep stations ready to handle anything from daily service to large-scale events. Just a couple steps away, you'll find a commercial walk-in refrigerator and freezer, along with a generous walk-in pantry for organized storage.



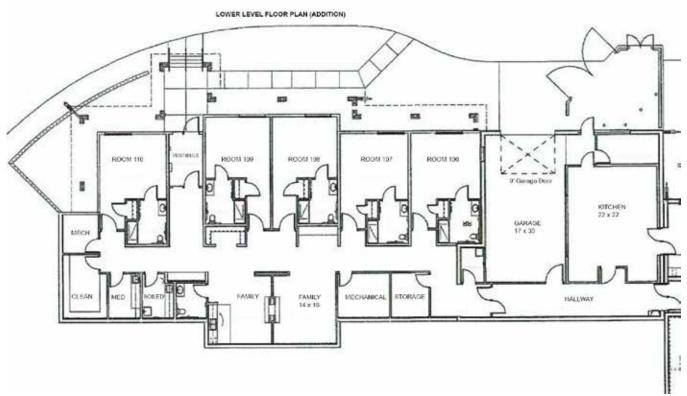
DINING

Flowing seamlessly from the kitchen is a welcoming dining room that seats up to 40 guests, featuring large windows that fill the space with natural light, creating a warm and inviting atmosphere. Whether you're envisioning a thriving restaurant, catering operation, or event venue, this commercial kitchen and dining space is move-in ready and built to perform.

CENTURY 21

EAST WING - LOWER LEVEL













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EAST WING

The lower-level East Wing continues with the common theme of quality construction along with well thought out usage of space. This area of the complex encompasses more common used areas as well as additional living quarters. The Commercial kitchen and large dining area are perfect for large meal planning and gathering. Two nice smaller family rooms with fireplaces as well as a larger area for many to enjoy the company of others. You will find many spaces on this level that are used for the operations of the facility to include mechanicals, maintenance department, garage with large door for easy access when needed. Along with many storage areas. So much to see for full appreciation.

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UTILITIES/MECHANICAL







MECHANICAL ROOM

A geothermal system heats and cools the entire facility. Each room has its own independently controlled HVAC unit. The hot water heaters for the building are fueled by natural gas. The elevator is inspected quarterly and has current certification for a year. The facility also has a diesel-fueled, backup generator which would run the entire facility if power were to go out.





GARAGE

The garage has a 9x10 door on the south side. It is easily accessible to a fenced off area for garbage and to the kitchen for deliveries.



CENTURY 21.

PROPERTY LAYOUT





MULTIPLE ENTRANCES

These entrances are valuable for emergency exit as well as convenience for multiple uses of the facility.















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Property Highlights

394 Woodland Drive, Fergus Falls, MN

- 33,047 sf total
 - o 14,550 SF on main
 - o 2,293 SF on upper level
 - o 16,204 sf on lower level
- Custom built in 2009, an addition in 2012, high end finishings
- 3.86 acres
- 33 private rooms, each with their own bathroom, and heating/cooling
- 38 bathrooms total
 - Great Room with 27' tall ceiling with large windows overlooking an equestrian pasture
- Commercial Kitchen
- Dining room with seating up to 40
- Multiple common room areas for gathering
- Specialty Rooms
 - o Spa
 - o Salon
 - o Chapel
 - o Children's Playroom
- Elevator to all 3 levels, that is inspected quarterly
- Garage with 9x10 door, next to kitchen and easy for deliveries
- City Water & City Sewer
- Geothermal Heating & Cooling
- Generator for backup, if power were to go out
- 46 parking spots
- Very versatile property, could be utilized for a number of opportunities





REALTOR CONTACT INFORMATION

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