

# FERGUS FALLS COMMERCIAL LAND

WESTERN AVE/TOWER ROAD, FERGUS FALLS, MN

**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC



COMMERCIAL LAND FOR SALE NEAR I-94 IN FERGUS FALLS

Size: 3.07 Acres

Price: \$295,000

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## SIZE

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## PRICE

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## PARCEL NUMBERS

71003500195051  
71003991512000  
71003991513000

## 2024 TAXES

\$2,864

## PROPERTY DESCRIPTION:

Commercial land one block off Lincoln Avenue in Fergus Falls, MN, with close proximity to I-94, Aldi, Fleet Farm, Home Depot and more!

## KEY FEATURES:

- Close proximity to I-94
- Excellent visibility to Lincoln Ave
- Traffic counts on Lincoln Ave, East of I-94 = 13,000 VPD
- Tower Road is the primary north/south business district bypass

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

