

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



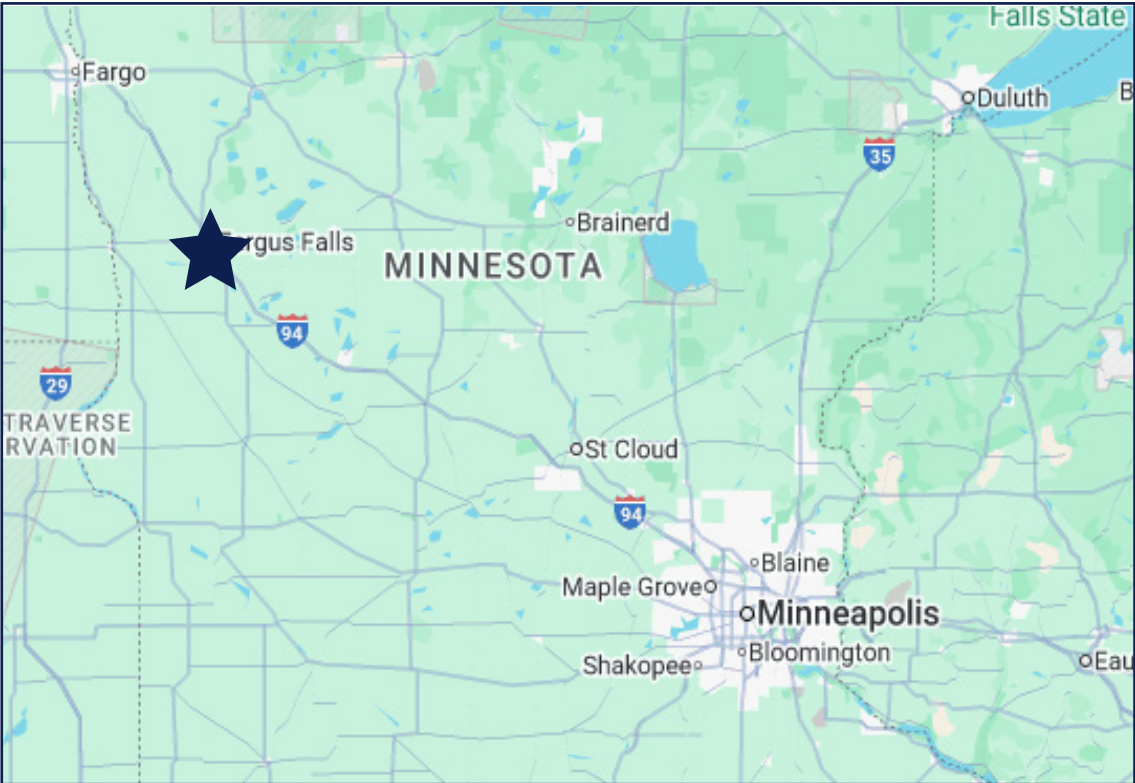
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

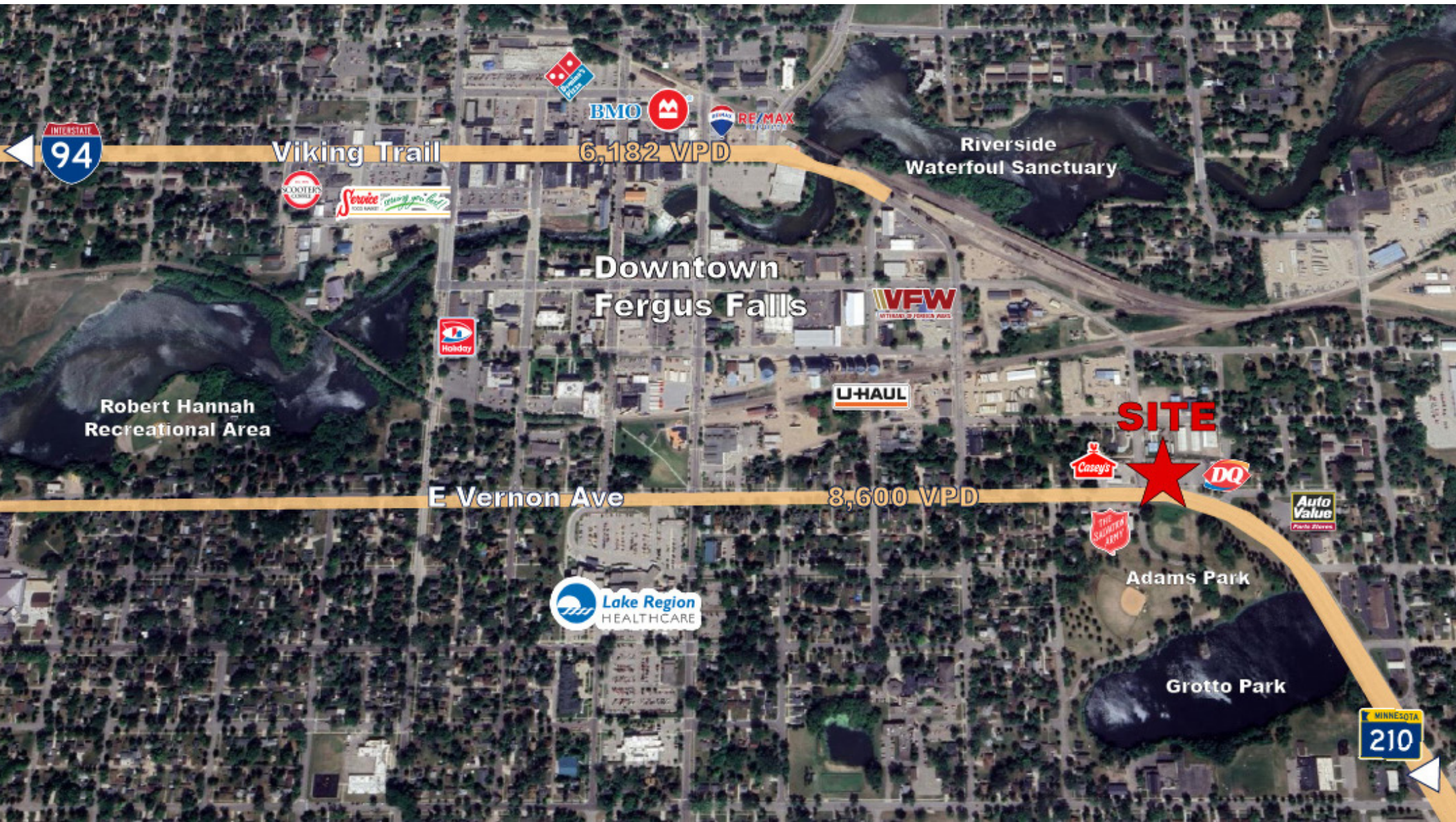
ADDRESS	705 E Vernon Ave
CITY, STATE	Fergus Falls, MN 56537
SPACE AVAILABLE	3,258 SF (Building Size)
LOT SIZE	1.02 Acres
SALE PRICE	\$595,000
LEASE RATE	Negotiable “As-Is”
TAXES 2025	\$13,204.00
YEAR BUILT	1972/1991
COUNTY	Otter Tail
ZONING	B-2 - Service Business District



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

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,124	14,507	16,391
MEDIAN AGE	43.5	43.1	43.5
MEDIAN HH INCOME	\$46,623	\$54,359	\$57,671
AVERAGE HH INCOME	\$63,996	\$73,737	\$77,692





UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.