



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



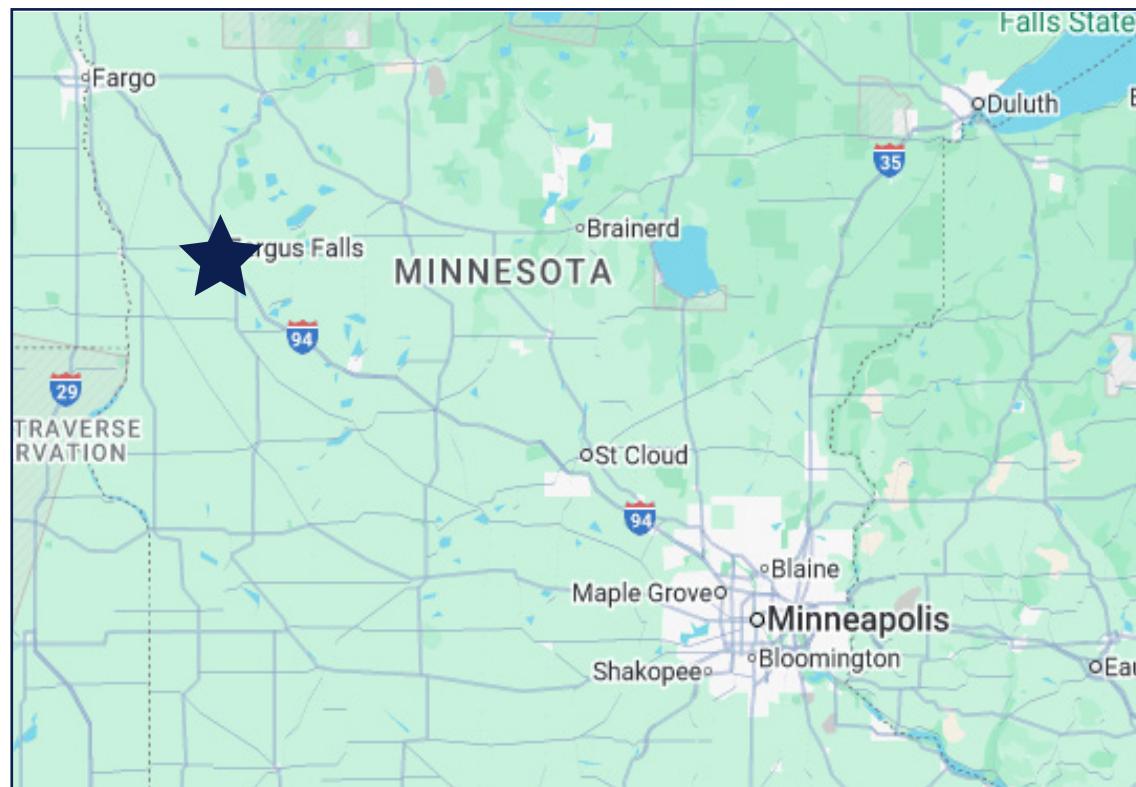
50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
[www.upland.com](http://www.upland.com)

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& People Unite!*

ROB KOST, CCIM  
612.465.8530  
[ROB@UPLAND.COM](mailto:ROB@UPLAND.COM)

KIRBY PIERI  
612.465.8523  
[KIRBY@UPLAND.COM](mailto:KIRBY@UPLAND.COM)

<b>ADDRESS</b>	705 E Vernon Ave
<b>CITY, STATE</b>	Fergus Falls, MN 56537
<b>SPACE AVAILABLE</b>	3,258 SF (Building Size)
<b>LOT SIZE</b>	1.02 Acres
<b>SALE PRICE</b>	\$595,000
<b>LEASE RATE</b>	Negotiable "As-Is"
<b>TAXES 2025</b>	\$13,204.00
<b>YEAR BUILT</b>	1972/1991
<b>COUNTY</b>	Otter Tail
<b>ZONING</b>	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
<b>POPULATION</b>	5,124	14,507	16,391
<b>MEDIAN AGE</b>	43.5	43.1	43.5
<b>MEDIAN HH INCOME</b>	\$46,623	\$54,359	\$57,671
<b>AVERAGE HH INCOME</b>	\$63,996	\$73,737	\$77,692





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