

FORMCO REALTY LLC

Commercial Real Estate

COMMERCIAL OUTPARCEL FOR SALE

Location: Westridge Mall Outparcel Fergus Falls, MN

Address: 1901 West Lincoln Avenue Fergus Falls, MN 56537

Land Price: \$450,000

Ground Lease: The parcel is also available for ground lease.

Land Size: Approximately 1 Acre along with common access parking with the shopping center in the rear.

Located in front of the Westridge Mall which is anchored by Home Depot, Cinapolis Theatres, Dunham's Sports and Dollar Tree.

Across the street from Minnesota State Technical College with over 6,000 undergraduate enrollment.

For additional Information

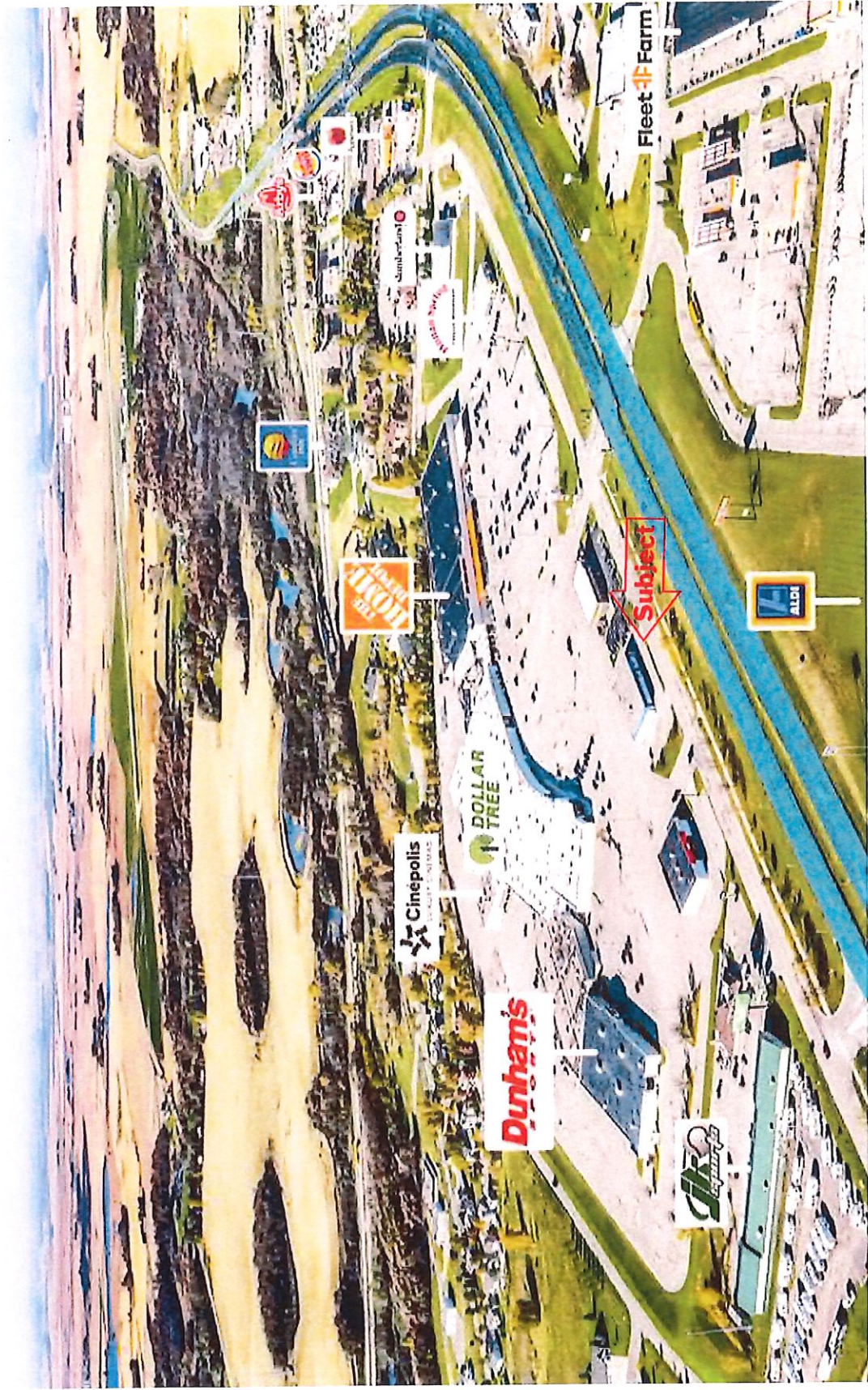
Contact:

Formco Realty LLC

Hformco8@gmail.com

216-315-5404

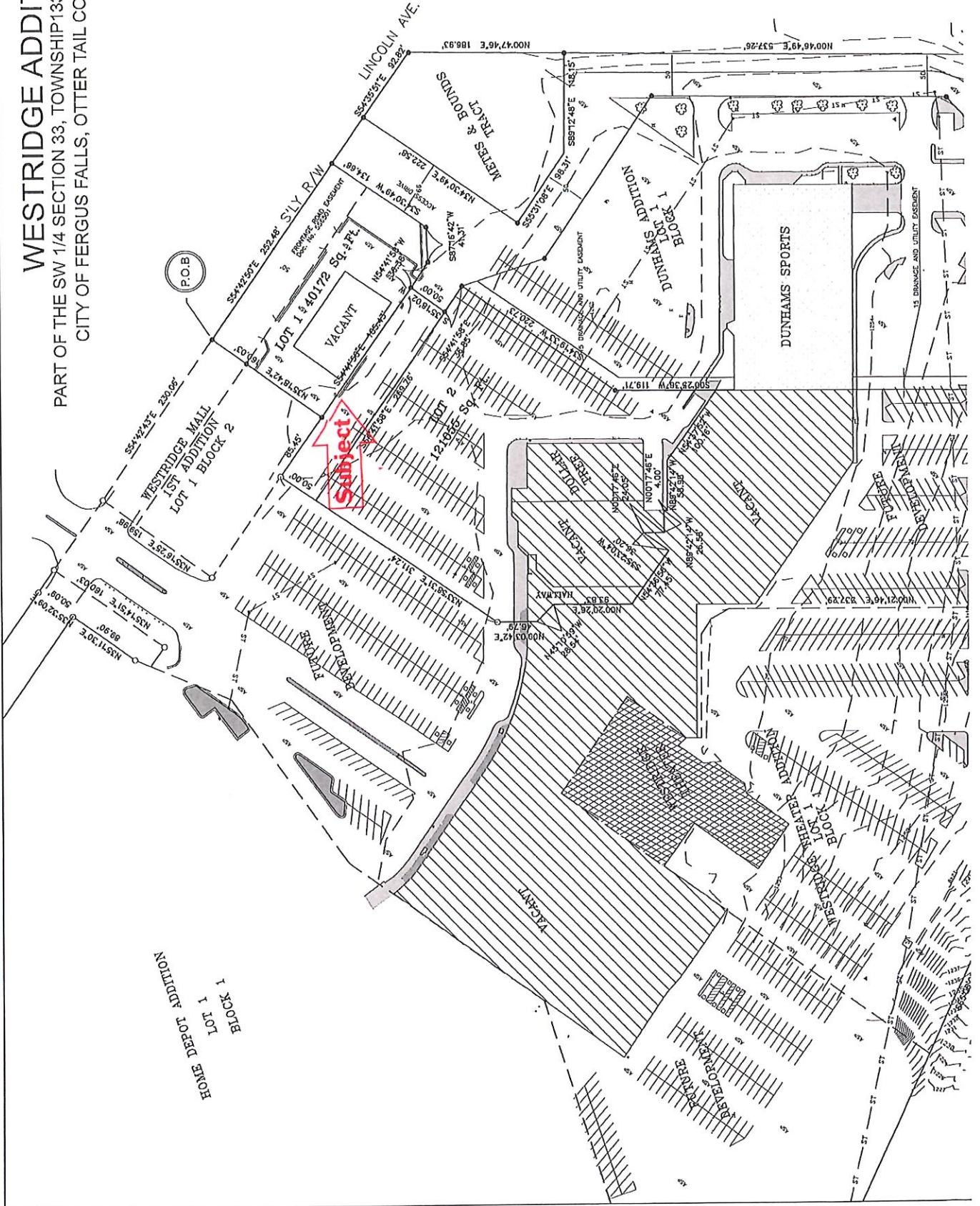
The information contained herein is obtained from sources deemed reliable; however, FORMCO REALTY LLC makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to change in conditions and price, corrections, errors and omissions, prior sale or lease, or withdrawal without notice.



WESTRIDGE ADDITION

PART OF THE SW 1/4 SECTION 33, TOWNSHIP 133 NORTH, RANGE 133 WEST, COUNTY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA

HOME DEPOT ADDITION
BLOCK 1
LOT 1



OWNERS:

KNOW ALL PERSONS BY THE partnership under the laws of the State of Minnesota, that the undersigned, the owners of the above described premises, do hereby certify that the following is a true and correct copy of the original of said plat as the same appears in the records of said County of Fergus Falls, County of Otter Tail, Minnesota.

Beginning at an iron monument in the center of the lot, and running North 54°42'29\"/>

Together with and subject to an interest therein as recorded in document No. 100,000,000.

Containing 3.70 acres, more or less.

Have caused the same to be surveyed and plotted by a duly licensed surveyor, and the same to be duly recorded in the records of said County of Fergus Falls, Minnesota, in the presence of the undersigned, the owners of said premises, and the undersigned, the owners of said premises, do hereby certify that the following is a true and correct copy of the original of said plat as the same appears in the records of said County of Fergus Falls, County of Otter Tail, Minnesota.

Signed: Westridge Mail Limited

Marvin H. Goff, President of Westridge Mail Limited Partnership

STATE OF MINNESOTA
COUNTY OF FERGUS FALLS

This instrument was acknowledged before me and I have signed my name and the seal of my office in presence of the undersigned, the owners of said premises, and the undersigned, the owners of said premises, do hereby certify that the following is a true and correct copy of the original of said plat as the same appears in the records of said County of Fergus Falls, County of Otter Tail, Minnesota.

Westridge Mail Associates Inc.,

In witness whereof said Byline I have signed my name and the seal of my office in presence of the undersigned, the owners of said premises, and the undersigned, the owners of said premises, do hereby certify that the following is a true and correct copy of the original of said plat as the same appears in the records of said County of Fergus Falls, County of Otter Tail, Minnesota.

Signed: Byline Bank

(name)

STATE OF MINNESOTA
COUNTY OF FERGUS FALLS

This instrument was acknowledged before me and I have signed my name and the seal of my office in presence of the undersigned, the owners of said premises, and the undersigned, the owners of said premises, do hereby certify that the following is a true and correct copy of the original of said plat as the same appears in the records of said County of Fergus Falls, County of Otter Tail, Minnesota.

(name)

under the laws of the state of Minnesota