



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



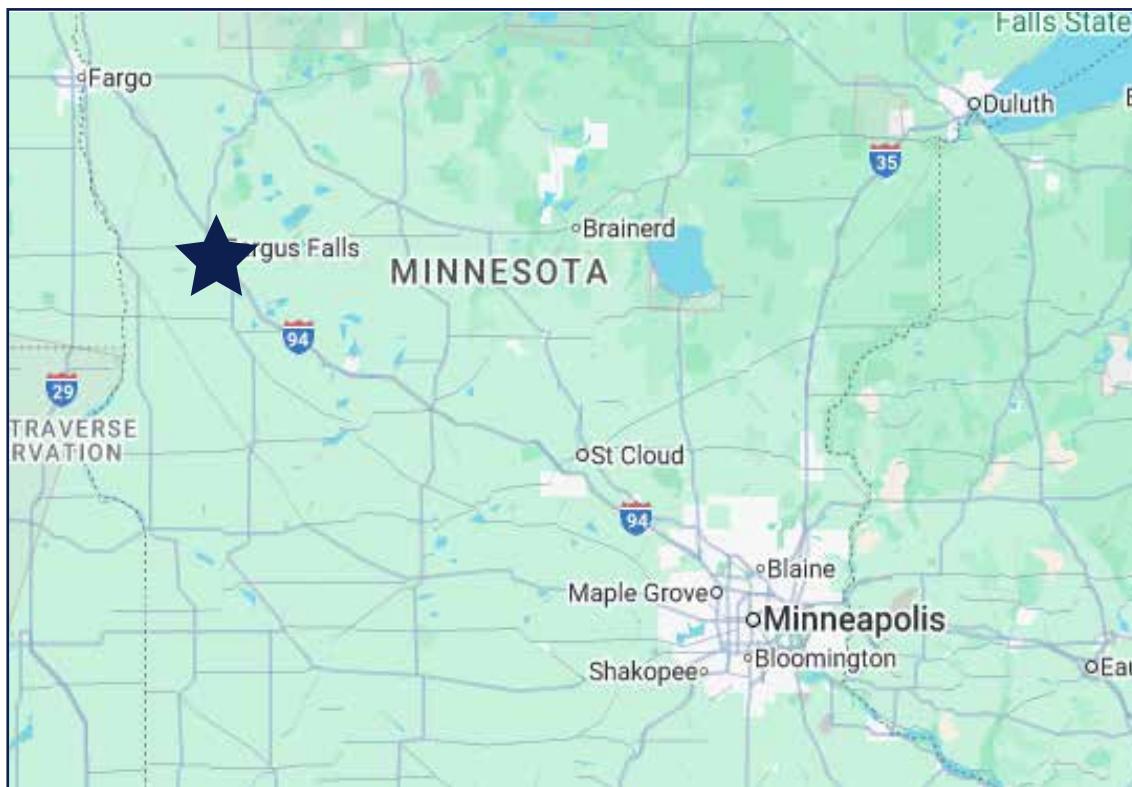
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

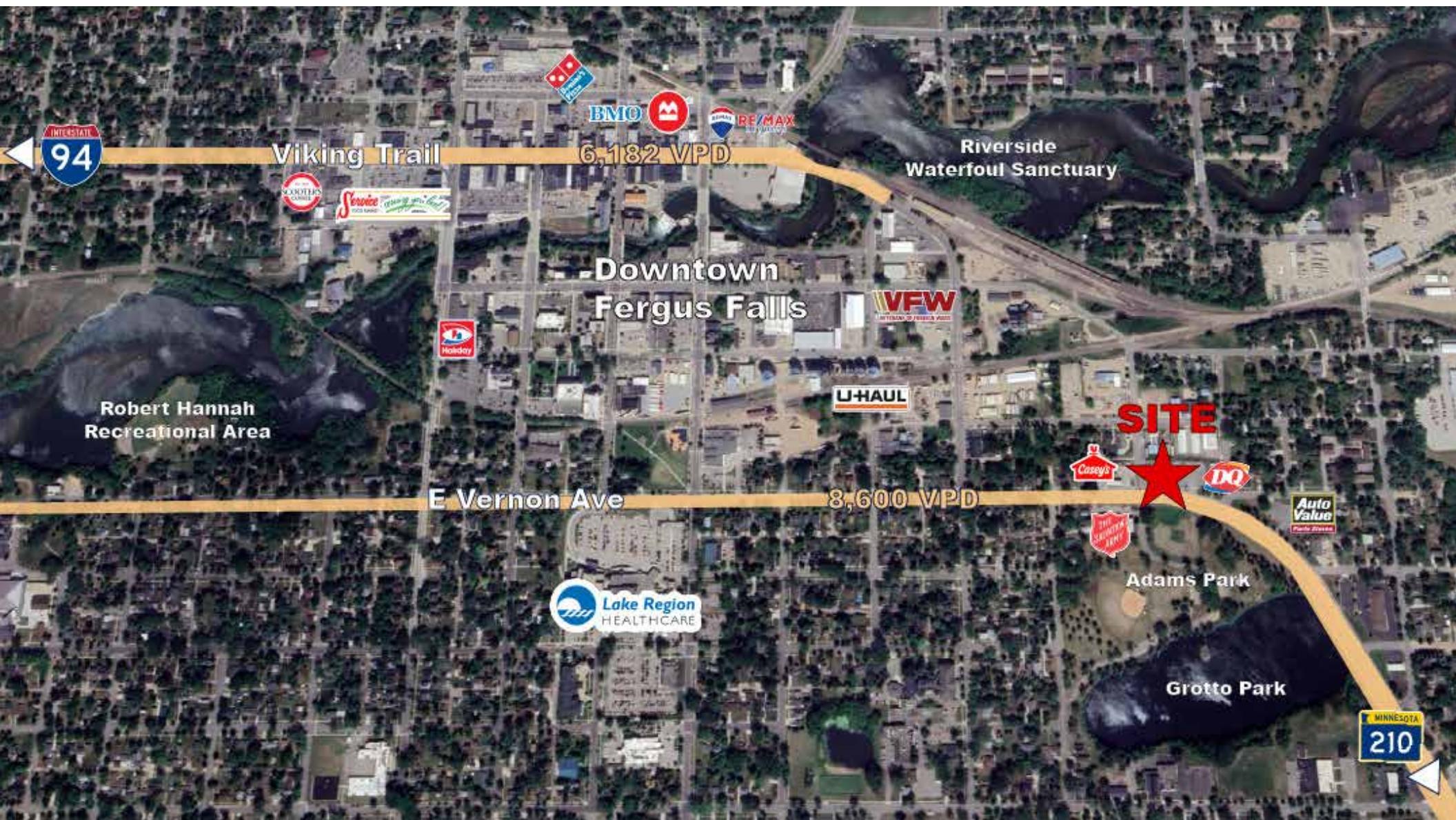
| | |
|------------------------|---------------------------------|
| ADDRESS | 705 E Vernon Ave |
| CITY, STATE | Fergus Falls, MN 56537 |
| SPACE AVAILABLE | 3,258 SF (Building Size) |
| LOT SIZE | 1.02 Acres |
| SALE PRICE | \$595,000 |
| LEASE RATE | Negotiable "As-Is" |
| TAXES 2025 | \$13,204.00 |
| 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 |





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