

RETAIL FOR SALE OR LEASE

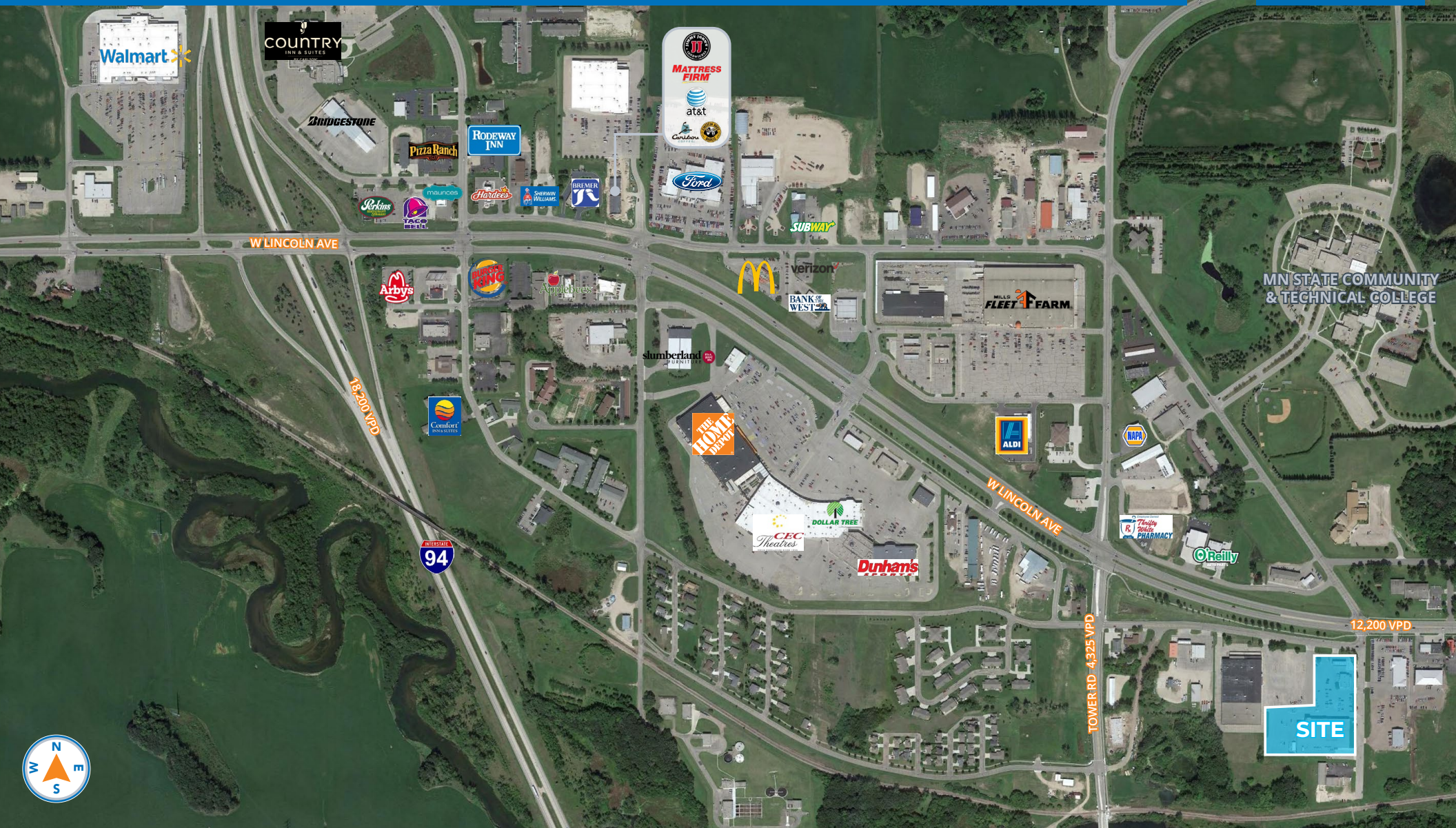
1203-1205 W LINCOLN AVE

FERGUS FALLS, MN 55105



TRANSWESTERN

REAL ESTATE
SERVICES



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PROPERTY OVERVIEW

1203-1205 W Lincoln Ave | Fergus Falls


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PROPERTY DETAILS

Description:	Commercial (fuel center) & freestanding building (grocery store)
Year Built:	1995 (Fuel center) 1987 (Grocery store)
Clear Height:	23.5'
Traffic Counts:	12,200 vpd on W Lincoln Ave 4,325 vpd on Tower Rd 18,200 vpd on I-94



FOR LEASE

Fuel center:	3,512 sf
Grocery store:	53,561 sf

Real Estate Tax (est.):	\$3.84 psf Fuel center \$1.61 psf Grocery store > Tenant pays for all CAM and property upkeep
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HIGHLIGHTS

- Located off W Lincoln Ave with easy access and great visibility
- Flexible zoning
- Close to MN State College w/ approx. 3,000 students
- Economic incentives available to eligible business for acquisition or renovation



LEASING INFORMATION:

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Grocery Store & Fuel Center

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