

Fergus Falls Apartments - Historic Charm With Complete Restoration

1628 Patterson Loop | Fergus Falls, MN | US | Otter Tail County
Available SF: 32,736



Building Type:	Multifamily
Available SF:	32,736
Total SF:	32,736
Year Built:	1920
Last Updated:	Jul 2, 2025

Economic Development Contact

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Property and Area Description

Discover a timeless investment opportunity at 1447 and 1628 Patterson Loop, Fergus Falls, MN. This historic property consists of two buildings, offering a total of 31 meticulously designed units. Originally constructed in 1920 and beautifully restored in 2017 through the Historic Tax Credit program, the buildings showcase a perfect blend of classic charm and modern convenience. This complete restoration, down to the bare walls, includes new wiring, plumbing, tuck-pointed brick, HVAC, sprinklers, kitchen, bath, and flooring. The steel frame construction adds to the property's durability, making it a rare find in today's market. Designed by renowned architect Clarence H. Johnston, this property offers a rare opportunity for the astute multifamily investor to own a piece of history while enjoying the rewards of a fully modernized investment. Discover an exceptional opportunity to invest in the thriving community of Fergus Falls, MN, the county seat of Otter Tail County. The area is enriched with natural beauty, boasting over 1,000 lakes in Otter Tail County alone, providing a picturesque backdrop for residents. Fergus Falls offers a diverse economy with major employers in healthcare, manufacturing, and education, contributing to a robust job market and steady job growth. The region's appeal is further enhanced by cultural attractions and a strong sense of community, making it an enticing prospect for investors seeking to capitalize on the area's growing popularity and economic vitality.

Population



Source: ESRI®, 2024

Households

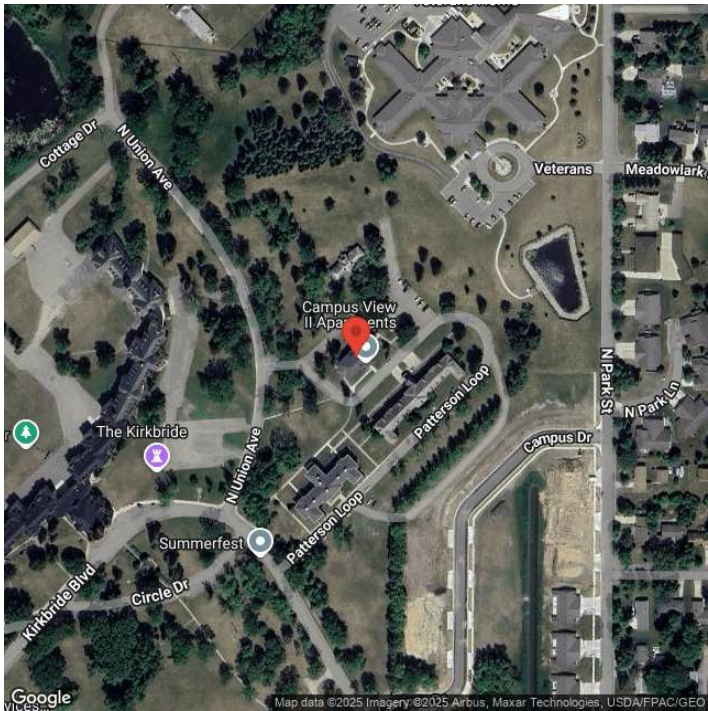


Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Property Images



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