



1910



3120



2709

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

# 3 Apartment Buildings

South Minneapolis, Minnesota

2709 Park Avenue South – 25 units: \$1,469,000

1910 1st Avenue South – 20 units: \$1,298,000

3120 Fremont Avenue South – 4 units: \$369,000

- Located in South Mpls. market which has the best rental fundamentals in Twin Cities
- 25 unit building is a 1957 Carl Hansen project with 16 1bd units and 9 studios
- 20 unit building has 18 1bd units, a 2bd unit, and a studio. Brand new boilers
- 4-plex is perfect for owner-occupant. Newly finished 2bd unit upstairs with balcony and 3 studio units on main level. Brand new 3 car garage
- Can sell separately as listed or at a discount as a portfolio sale
- Ideal 1031 exchange opportunity

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Unit Type	# of Units	Current Rent
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### 2709 Park Avenue South

Studio	9	\$460
1bd, 1ba	16	\$575
<b>Total/Average</b>	<b>25</b>	<b>\$534</b>

### 1910 1st Avenue South

Studio	1	\$495
1bd, 1ba	18	\$630
2bd, 1ba	1	\$650
<b>Total/Average</b>	<b>20</b>	<b>\$624</b>

### 3120 Fremont Avenue South

Studio	3	\$525
2bd, 1ba	1	\$1200
<b>Total/Average</b>	<b>4</b>	<b>\$694</b>

2709 Park Avenue South



1910 1st Avenue South



3120 Fremont Avenue South

