



CHARLES AVE FLATS

1598-1618 Charles Ave St Paul, MN 55104

55 units in Saint Paul
4 buildings

KIRK KENNEALLY, COLDWELL BANKER COMMERCIAL

CHARLES AVE FLATS

EXCLUSIVELY OFFERED BY:

Kirk Kenneally

Coldwell Banker Commercial

763-232-8821

Kirk.Kenneally@cbrealty.com



COLDWELL BANKER COMMERCIAL

THE OFFERING

OFFERING PRICE:

- **\$4,950,000 or \$90,000k p/door**

55 Unit Building minutes from Allianz Field!

Charming Brownstones!

4 buildings and 55 Units (48 1br and 7 Studios)

Featuring original hardwood flooring, trim, & windows. Character and charm, all conveniently located in a St Paul neighborhood. Off-street parking and on-site laundry are available.



PROPERTY DETAILS & FEATURES

Unit Mix	48- 1br, 7 Studios Approx. 575 sqft 1Br's
Parking	On Street and Off-Street Parking Spots
Occupancy	60%
Lot Size	31,198 SqFt
RBA	45,084
Heating	Boiler
Roof	Pitched, asphalt shingle, flat rubber roof
Property Type	Two and a Half Story / Brick Exterior
Year Built	1919-1925
Laundry	Card Operated Washer & Dryer
Utilities	Tenant is responsible for Electric, Phone, Cable and Internet.
	Owner pays for Heat, Trash, Water, Sewer
Windows	Original Double Hung



SCHEDULE A TOUR

- Please reach out for current rent roll
- Please respect the owner's desire that the tenants and management at this property are not to be disturbed and that all visits to the property be scheduled through Agent (Kirk Kenneally)
- Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

Contact:

Kirk Kenneally

www.KirkKenneally.com

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DISCLOSURE

AFFILIATED BUSINESSES

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DISCLAIMER

While we have obtained this information from reliable sources, it is our recommendation that you complete a thorough due diligence investigation and verification of facts. This includes but is not limited to: sq ft, age, structure, mechanical, Federal, State and local compliance, condition, lease terms, and current and projected financials.



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