

216-218 S. Minnesota Ave.



Downtown Saint Peter offers an investor a perfect opportunity to acquire a mixed-use all-brick 8-unit property. Main floor retail and/or office units have original hardwood floors and tall ceiling height with tin ceilings. The second and third floors feature unique loft style apartments that are fully rented. Exterior has newer windows and awnings.



ACF Apartment
— CASH FLOW, INC. —

Nathan Opatz
MULTI-FAMILY BROKER

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PROPERTY DETAILS

216 & 218 S. Minnesota Ave., Saint Peter, MN 56082

Sales Price	\$795,000.00
Price per Unit	\$ 99,375 / Unit
Unit Mix	2 – Main Floor Retail / 1,540 SqFt. Each Side 6 - Apartments / Varying Between Studio-2BD
Property ID #	PID #19-412-3860 (Nicollet County) / 0.16 Acres
Roof	Roof was Replaced in 1998 / Flat Roof w/ Slow Pitch
Property Type	Three Story / All Brick Exterior Built 1890 / Lot Size 44 x 155
Parking	Parking Lot in Rear with Parking Spaces & Garage
Laundry	Coin Operated Washer & Dryer / Owned
Utilities	Apartment Tenants Pay their Unit Electric & Owner Pays for Gas, Heat, Common Electric, Water & Sewer, and Trash. The Two Commercial Tenants Pay Their Own Utilities Plus an Extra \$50 Per Month For Trash.



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PROPERTY RENT ROLL

216 & 218 S. Minnesota Ave., Saint Peter, MN 56082

<u>UNIT</u>	<u>TYPE</u>	<u>SQFT</u>	<u>RENT</u>	<u>LEASE</u>	<u>MARKET</u>
216	Alteliér Creative	1,540 SQFT	\$2,175.00	7/31/2028	\$2,250.00
218	Crest Martial Arts	2,020 SQFT	\$2,110.00	5/31/2027	\$2,250.00
Apt.1	1BD, 1BA	750 SQFT	\$900.00	Monthly	\$ 950.00
Apt.2	1BD, 1BA	750 SQFT	\$800.00	10/31/2026	\$ 950.00
Apt.3	1BD, 1BA	750 SQFT	\$900.00	03/31/2026	\$ 950.00
Apt.4	1BD, 1BA	750 SQFT	\$900.00	Monthly	\$ 950.00
Apt.5	LOFT, 1BA	1,600 SQFT	\$1,100.00	Monthly	\$ 1,300.00
Apt.6	2BD, 1BA	1,600 SQFT	\$1,100.00	Monthly	\$ 1,300.00
TOTALS			\$9,985		\$10,900

PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$119,820.00	@ Current Rents
LESS VACANCY (1.5%)	\$ 1,797.30	*Historically Low
LAUNDRY INCOME	\$ 900.00	*Laundry Owned - \$75/month

GROSS INCOME **\$118,922.70**

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2025	\$ 9,190.00	NICOLLET COUNTY	7.73 %
INSURANCE	\$ 9,106.00	SELLER	7.65 %
GAS, ELECTRIC, & WATER	\$17,838.00	2024 AVERAGE	15.00 %
RUBBISH	\$ 4,056.35	2024 AVERAGE	3.41 %
MAINTENANCE / SUPPLIES	\$ 2,800.00	ESTIMATED \$350/UNIT	2.35 %
APPLIANCES	\$ 1,500.00	ESTIMATED	1.26 %
MANAGEMENT	\$ 6,013.20	MARKET 5%	5.06 %
ADVERTISING	\$ 400.00	ZILLOW/CRAIGSLIST	0.34 %
RENTAL LICENSING & FIRE EXTIN.	\$ 350.00	ESTIMATED	0.29 %
TOTAL EXPENSES	\$51,253.55		43.09 %

NET OPERATING INCOME **\$67,669.15**

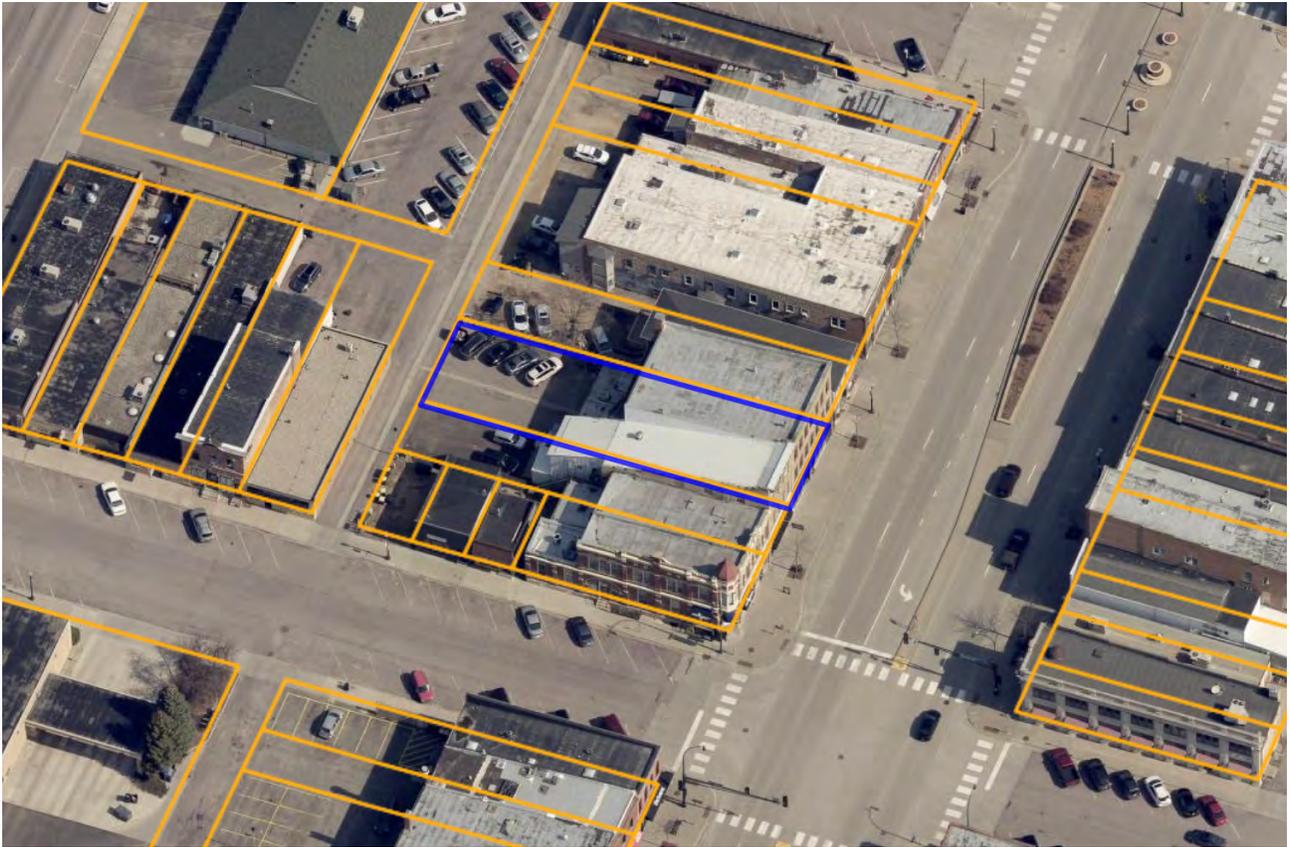
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PHOTOS



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AERIALS



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