NICOLE STONE
REAL ESTATE

PROPERTY HIGHLIGHTS

Asking Price $2,690,000

- Multifamily Development
- Two Triplexes complete
- Easy Access to I-94
- 1,175 sq. ft. / unit
- 3,525 sq. ft. / building

- Property Size: 1.51 Acres
- Property Type: Residential
- Zoned: Neighborhood-Mixed Use District
- Off Street Paved Parking
- Plans included

FOR MORE INFORMATION, PLEASE CONTACT:

NICOLE STONE | REALTOR

651.274.0025
nicole@nicolestonehomes.com
www.nicolestonehomes.com

RE/MAX
RESULTS

Introducing a rare, low-risk development opportunity featuring two newly constructed triplexes with five additional triplexes fully entitled and ready for vertical construction. This offering provides investors and developers with a streamlined path to completion, supported by completed infrastructure, fully approved entitlements, and comprehensive plan sets.

The property benefits from:

- **Two Completed Triplexes**
  Newly built and ready for occupancy or lease-up, offering immediate income potential and demonstrating the quality and design standard approved for the site.
- **Full Entitlements for Five Additional Triplexes**
  The remaining development program is 100% entitled, eliminating entitlement risk and significantly reducing development timelines. All discretionary approvals have been secured.
- **Completed Site Work & Infrastructure**
  All major horizontal improvements—including roads, utilities, grading, and drainage—have been completed. The site is development-ready, enabling buyers to move directly into vertical construction.
- **Comprehensive Architectural & Engineering Plans**
  Seller will provide complete plan sets, including architectural drawings, civil engineering, and all supporting documents, allowing for an efficient handoff and accelerated permitting for building permits.

This project offers an exceptional blend of current income, shovel-ready expansion, and minimal entitlement or pre-development risk. Ideal for investors seeking a near-turnkey opportunity in a strong multifamily market, the property is positioned for rapid delivery of additional units and long-term value creation.

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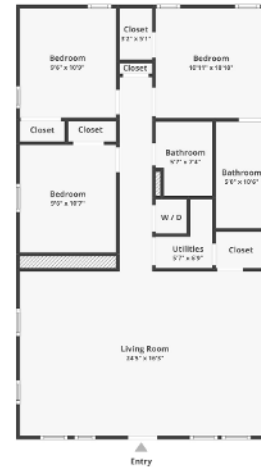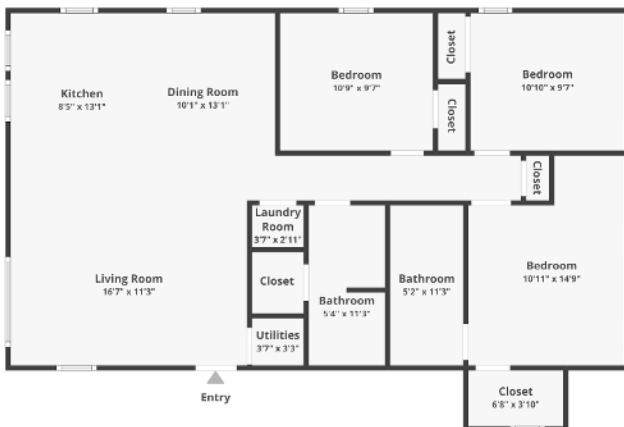www.nicolestonehomes.com

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FLOOR PLAN - BASEMENT FLOOR

FLOOR PLAN - FIRST FLOOR

FLOOR PLAN - SECOND FLOOR

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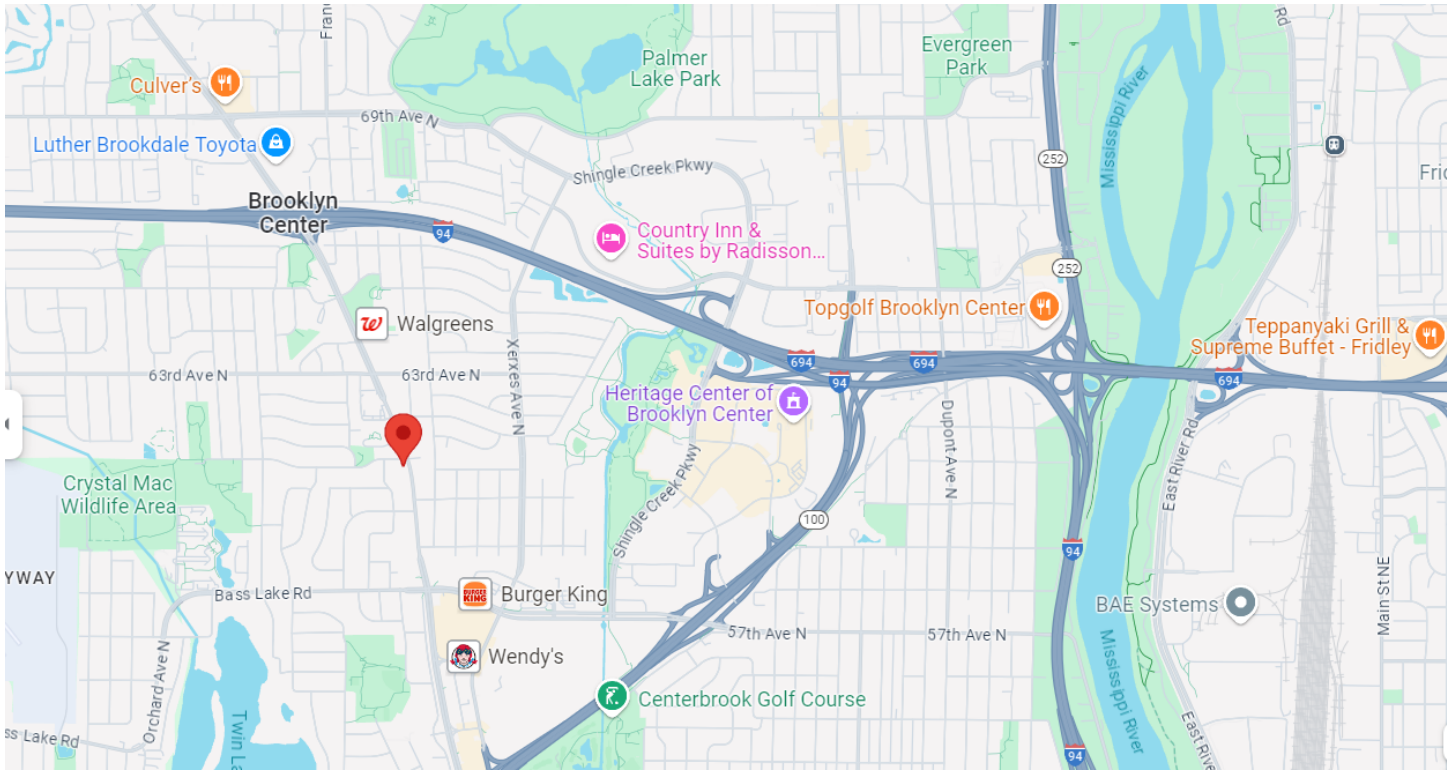nicole@nicolestonehomes.com
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RE/MAX RESULTS

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LOCATION

PROPERTY TAXES
- Parcel Numbers: 0311821120016, 0311821120015, 0311821120098, 0311821120087
- 2025 Land Assessment: $1,252,100
- 2025 Annual Taxes: $30,931

TRANSPORTATION
- 16 minutes to downtown Minneapolis
- Close to HWY 100
- Close to I-94/494

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