

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.

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MULTI-FAMILY BROKER

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MLS



PROPERTY DETAILS

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

Sales Price	\$890,000.00
Price per Unit	\$ 111,250 / 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.



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.

No legal obligation shall arise by reason of the distribution of this summary statement.

PROPERTY RENT ROLL

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

UNIT	TYPE	SQFT	RENT	LEASE	MARKET
216	Atelier 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**

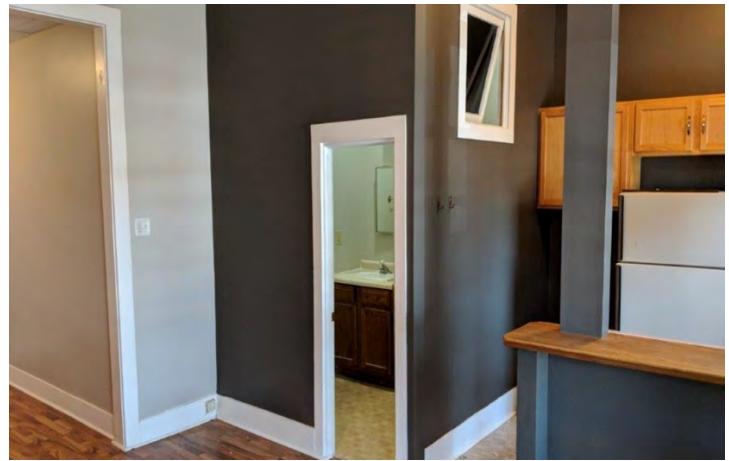
EXPENSES:

	ANNUAL	SOURCE	% GOI
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 EXTN.	\$ 350.00	ESTIMATED	0.29 %
TOTAL EXPENSES	\$51,253.55		43.09 %

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

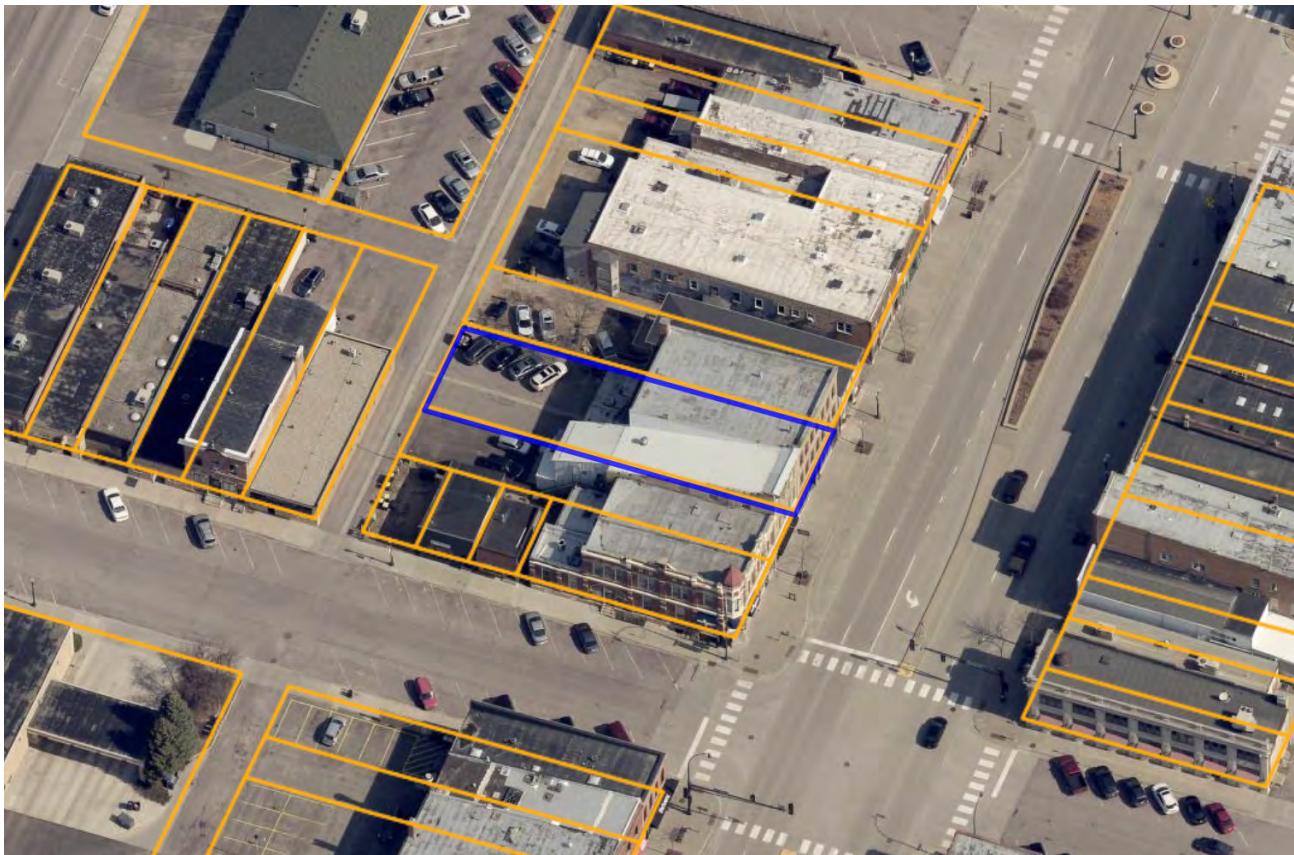
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PHOTOS



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AERIALS



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