3535-3543 E Lake St & 3002-3010 36th Ave

Minneapolis, MN

- 6 retail units
- 5 residential units
- 15 car parking
- Billboard Income

Craig Weber & Jeff Nobleza 612-968-0839 / 773-677-5340











EXECUTIVE SUMMARY — 36TH & LAKE STREET DISCOVER EXCEPTIONAL INVESTMENT POTENTIAL

Welcome to an unparalleled opportunity presented by Coldwell Banker: a well maintained and cared for property nestled in the hip and up and coming Longfellow neighborhood. 3535-3543 E Lake Street and 3002-3010 36th Ave S are three strategically positioned buildings, consisting of six commercial units and five inviting residential apartments, perfectly complemented by a 15-car parking lot. This investment gem also generates additional income through billboard rentals. Seize this chance to elevate your portfolio with a property designed for both stability and growth. Contact us today to unlock the full potential of this prime real estate.



Asking Price	\$ 1,500,000	
Projections	Low end	High end
Gross Rental Income	\$220,032	\$264,420
Reimbursement (RE taxes)	\$37,693	\$37,693
Gross Income	\$257,725	\$302,113
Expenses	\$(88,499)	\$(88,553)
Vacancy (3%)	\$(6,601)	\$(7,933)
Net Income	\$162,630	\$205,632
Capitalization Rate @ asking price	10.84%	13.71%







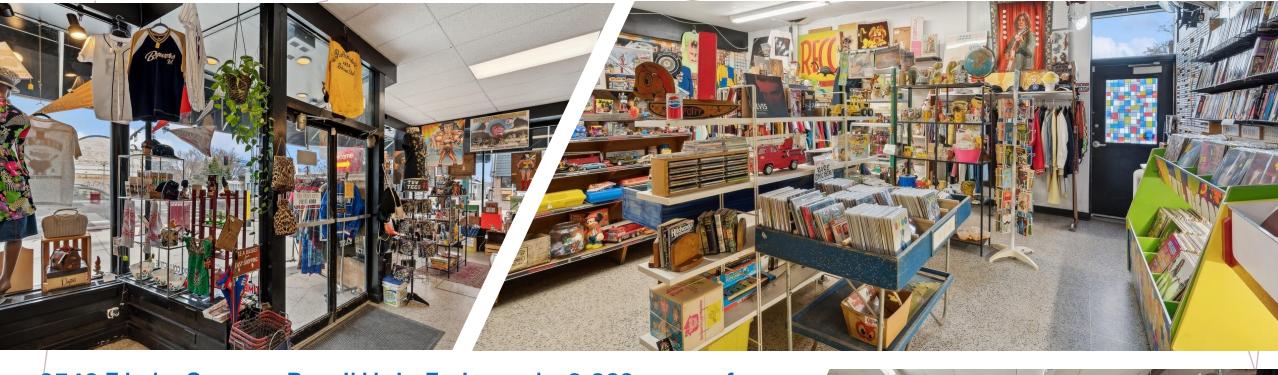


























 $3008\,36$ th Ave S — Retail Unit. Estimated ~ 440 square feet

(type I hood installed)





Well maintained roof and brick exterior plus two billboards that bring income

 $3010 \ 36th \ Ave \ S - 5,227 \ square foot lot with 15 parking spaces$





Jeff Nobleza@CBRealty.com 773-677-5340

For more information or to schedule a private tour please contact us.

Financial statements, leases, and a copy of the rent roll is available after signing a non-disclosure agreement.



Craig Weber © CBBurnet.com 612-968-0839







