

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

Minneapolis, MN

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

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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%



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3535 E Lake Street – Retail Unit. Estimated ~ 1,100 square feet





3537 E Lake Street – Retail Unit
Estimated ~ 3,600 square feet





3543 E Lake Street – Retail Unit. Estimated ~ 2,800 square feet



Four studio units and One 1-bedroom apartment





3008 36th 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

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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.



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