

# INVESTMENT OPPORTUNITY: MULTI-FAMILY & COMMERCIAL PROPERTY FOR SALE

810 4th Avenue S, Moorhead, MN 56560

MLS #24-722



**PROPERTY DESCRIPTION:** This is an opportunity to own a great investment property in Downtown Moorhead, MN. The Lofts at Townsite has a great location with ample parking and several amenities within walking distance. The 51 apartment units are all new within the last 10 years and have excellent occupancy. There is upside potential in the commercial space as it is 100% occupied at below market rents. There are currently 9 garages with plenty of space to build more.

|                        |              |                                   |            |
|------------------------|--------------|-----------------------------------|------------|
| <b>BUILDING SIZE:</b>  | 79,632 SF    | <b>2024 SPECIALS INSTALLMENT:</b> | \$3,106.13 |
| <b>LOT SIZE:</b>       | 3.03 Acres   | <b>COMMERCIAL LEASE SPACE:</b>    | 13,909 SF  |
| <b>PURCHASE PRICE:</b> | \$7,975,000  | <b>MULTI-FAMILY UNITS:</b>        | 51         |
| <b>NOI:</b>            | \$498,431    | <b>UNIT MIX:</b>                  | 1/1 7      |
| <b>CAP RATE:</b>       | 6.25%        |                                   | 1/1.5 3    |
| <b>PARCEL:</b>         | 58.575.2230  |                                   | 1/.75 1    |
| <b>YEAR BUILT:</b>     | 1920         |                                   | 2/1 7      |
| <b>2024 TAXES:</b>     | \$103,159.87 |                                   | 2/1.5 13   |
|                        |              |                                   | 2/2 4      |
|                        |              |                                   | 2/.75 2    |
|                        |              |                                   | 3/2 14     |



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com  
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



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