



DIVISION ST APARTMENTS

2726, 2720 17th Ave E & 2633 Division St N, North Saint Paul MN 55109

Three 7- unit Buildings. 21 units Total. **No-Rent Control.** Turn-Key!

DIVISON STREET APARTMENTS

EXCLUSIVELY OFFERED BY:

Kirk Kenneally

Coldwell Banker Commercial

763-232-8821

Kirk.Kenneally@cbrealty.com



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THE OFFERING

OFFERING PRICE:

- **\$1,890,000 or \$90,000 p/door**

Division Street Apartment consists of 21 units, spread between three buildings all located in a convenient North Saint Paul location.

2633 : 7 Units | 7- 1br

2726 : 7 Units | 7- 1br

2720 : 7 Units | 7- 1br

Residents enjoy a super convenient location close to restaurants, shopping, trails, and public transit, with Silver Lake Park and Beach just a few blocks away. Easy access to major highways provides seamless connectivity throughout the metro.

The Properties are being offered for sale, free and clear of existing debt. Seller will be performing a 1031 exchange.



PROPERTY DETAILS

PROPERTY ADDRESS	2726, 2720 17th Ave E & 2633 Division St N, North Saint Paul MN 55109
Units	21 (1) br units
YEAR BUILT	1958-1959
Unit Sq Footage	Avg: 600 sqft.
Exterior	Stucco
SITE AREA	26,072 sqft (3 Parcels)
Roof	Pitched- Shingles NEW 2025
Heat	Boiler
Electrical	Breakers
Parking	18 On-Site Spots



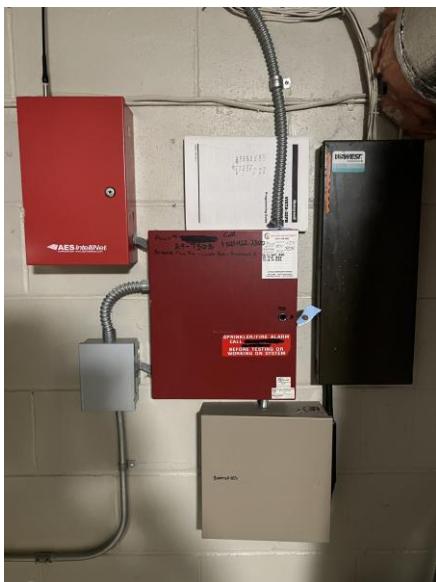
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MORE INFO

- Property was previously operated as assisted living (2018-2024) Converted to market-rate apartments effective 1/1/2025
- Experienced a 3–6 month lease-up period following conversion. Rents were intentionally set below market to accelerate absorption. in-place average rent: **\$878.35**.
- Comparable properties in North St. Paul and adjacent submarkets support remodeled 1-bedroom rents in the low-\$1,100s, positioning the subject's current average rent of \$878.35 well below market and offering meaningful upside through organic rent growth.

- Utilities:

WATER/SEWER	OWNER PAID
TRASH	OWNER PAID
ELECTRIC	RESIDENTS PAID
HEAT	OWNER PAID
LAUNDRY	WASHERS/DRYERS (OWNED) NO CHARGE

- One cat or small dog is allowed. There is a \$200 non-refundable pet fee and refundable \$150 pet security deposit.

RENTAL COMPS

- Arcadia Park Apartments – North St. Paul
 - 1 BR / 1 BA units advertised around **\$1,095/month**
 - Larger community with amenities (pool, shared laundry)
 -  Approx **0.9 miles** / **~4 min drive** from Subject
- Village Manor Apartments – North St. Paul
 - 1 BR units leasing from approximately **\$1,100/month**
 -  Approx **1.2 miles** / **~5 min drive** from Subject
- Cedarview Commons – North St. Paul (adjacent submarket)
 - 1 BR rents ranging from **\$1,064 to \$1,200+**
 - Larger, amenitized property with mixed unit types
 -  Approx **1.5 miles** / **~6 min drive** from Subject
- Eldridge Apartments – North St. Paul
 - Recent remodeled 1 BR lease executed at **\$1,200/month**
 -  Approx **1.0 mile** / **~4 min drive** from Subject

SCHEDULE A TOUR

- Please reach out for financials
- Please respect the owner's desire that the tenants and management at this property are not to be disturbed and that all visits to the property be scheduled through Agent (Kirk Kenneally)
- Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

Contact:

Kirk Kenneally

www.KirkKenneally.com

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DISCLOSURE

AFFILIATED BUSINESSES

Coldwell Banker Commercial, a subsidiary of Realogy Holdings Corp., is part of the NRT LLC family of real estate brokerage companies and has a business relationship with the following companies: Guaranteed Rate Affinity, LLC; Castle Edge Insurance Agency, Inc.; Burnet Title, LLC; Cartus Corporation; American Home Shield Corporation; and other NRT LLC Real Estate Brokerage Companies and franchisees.

DISCLAIMER

While we have obtained this information from reliable sources, it is our recommendation that you complete a thorough due diligence investigation and verification of facts. This includes but is not limited to: sq ft, age, structure, mechanical, Federal, State and local compliance, condition, lease terms, and current and projected financials.



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