



**FOR SALE! • 18 UNITS**



## **EAST SIDE APARTMENTS**

**125 4th Avenue NE | St. Cloud, MN 56304**

**Well-maintained apartment building with minimal deferred maintenance**

- 18 units: 17 one bedrooms and 1 studio
- 3-story walk up with 4 stall standalone garage
- Long-term (20+ years) owner/manager
- No pets allowed during ownership's tenure
- Coin laundry
- Great location within walking distance to amenities and large employers

**Sale Price:** \$1,300,000 • **2025 Proforma NOI:** \$79,961 • **2024 Taxes:** \$15,164

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— Investment Real Estate Services

# Excellent Location • Well Maintained



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