



22ND AVE S FLATS

912 22nd Ave S, Minneapolis MN 55404

23 units in Minneapolis

KIRK KENNEALLY, COLDWELL BANKER COMMERCIAL

22ND AVE S FLATS

EXCLUSIVELY OFFERED BY:

Kirk Kenneally

Coldwell Banker Commercial

763-232-8821

Kirk.Kenneally@cbrealty.com



COLDWELL BANKER COMMERCIAL

THE OFFERING

OFFERING PRICE:

- **\$2,104,000 or \$91,478k p/door**

23 Unit Building minutes from Downtown Minneapolis!

21 1br and 1 2br, 1 Studio. Good Layouts. Off Street Parking.

Public transportation is within walking distance to the building and located right south of 94W. The building is located near Augsburg, University of Minnesota, and numerous restaurants and sites ie: A Bar of Their Own, Pizza Luce and Cedar Cultural Center.

912 22nd Ave S is being offered for sale, free and clear of existing debt.



PROPERTY DETAILS & FEATURES

Unit Mix	20- 1br, 1-2br and 1-Studio Approx. 600 sqft 1Br's
	Average In-Place Rents approx \$985
Parking	29 Off-Street Parking Spots
Lot Size	27,878 SqFt
Heating	Boiler
Roof	Duro-Last Roof (2020)
Property Type	Two and a Half Story / Brick Exterior
Year Built	1963
Laundry	Coin Operated Washer & Dryer
Utilities	Tenant is responsible for Electric, Phone, Cable and Internet.
	Owner pays for Heat, Trash, Water, Sewer
	4D Taxes in 2025.
Taxes	Taxes lower from \$39,077 to \$8,221.49





PHOTOS



PHOTOS

KIRK KENNEALLY, COLDWELL BANKER BURNET

SCHEDULE A TOUR

- Please reach out for current rent roll
- 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

Coldwell Banker Commercial

763-232-8821

Kirk.Kenneally@cbrealty.com



COLDWELL BANKER COMMERCIAL

DISCLOSURE

AFFILIATED BUSINESSES

Coldwell Banker Commercial, a subsidiary of Realty 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.



COLDWELL BANKER COMMERCIAL