



# 6 Unit- Grand Ave

990 Grand Ave|Saint Paul, MN 55105

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# Intro: Grand 6

- Charming 6 Unit on Grand Avenue and Chatsworth in Saint Paul offered at **\$715,000**
- Just two blocks from Victoria Crossing, this historic brick 6-unit apartment building features:
  - **6 one-bedroom units**
  - **(4)- 1br + Sunrooms**
  - **(2)- 1br in Garden Level**
- Off-street parking in the rear adds convenience and value. A rare chance to own a stabilized, charming brownstone in one of Saint Paul's most vibrant corridors.



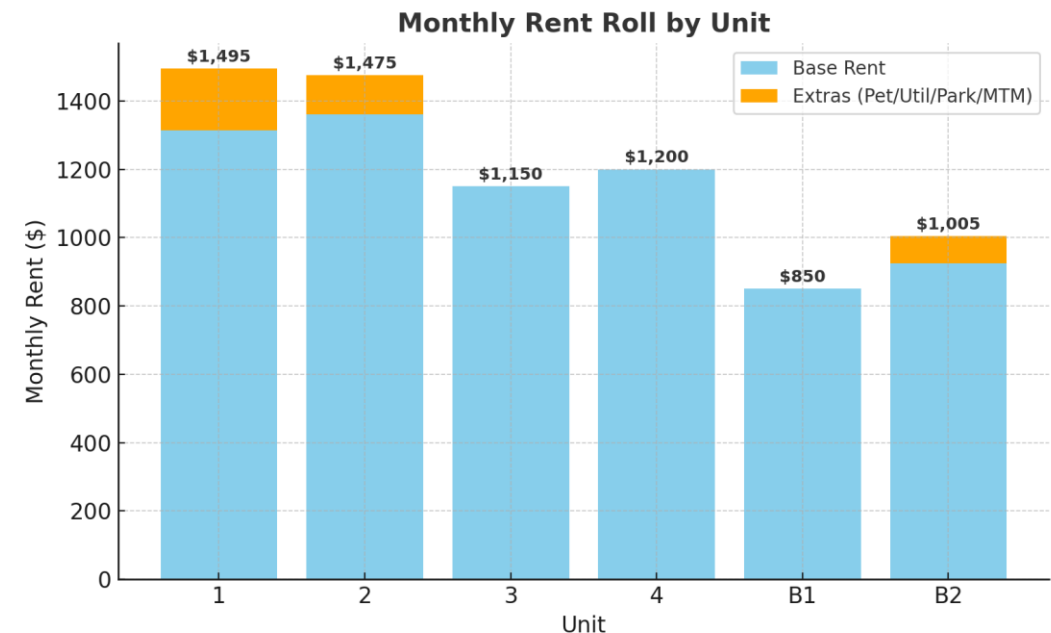
# PROPERTY OVERVIEW

<b>PROPERTY ADDRESS</b>	<b>990 Grand Ave, Saint Paul MN 55105</b>
<b>PROPERTY TYPE</b>	<b>Apartments (4)- 1 br + Sunroom (2)- 1 br Garden Level</b>
<b>YEAR BUILT</b>	<b>1912</b>
<b>SIZE</b>	<b><i>Approx 5,238 sqft</i></b>
<b>Exterior</b>	<b>Brick</b>
<b>Roof</b>	<b>Flat- TPO &lt; 10 years</b>
<b>Heat</b>	<b>Boiler</b>
<b>SITE AREA</b>	<b><i>± . 137 Acres ( 6,000 SQFT)</i></b>
<b>Parking</b>	<b>Detached Garage</b>



# INVESTMENT HIGHLIGHTS

- **Prime Grand Avenue location** – two blocks from Victoria Crossing, high foot and vehicle traffic corridor
- **Stabilized income stream** – Average in Place rent of \$1,1133
- **RUBS-** Will be fully applied to all tenants in March of 2025
- **Historic brick construction** – classic charming brownstone, tenant appeal
- **On-site parking** – rare off-street parking in rear for tenants
- **Strong rental market** – desirable Saint Paul neighborhood with consistent demand for apartments





# Additional Photos



# 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, and lease terms

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner



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# Schedule a tour

- Please reach out for Tour
- Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

Contact:

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[www.KirkKenneally.com](http://www.KirkKenneally.com)

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