

1222 S. Minnesota Ave.



Downtown Saint Peter offers investors an opportunity to purchase a rare historic all brick building with many newer upgrades. The Nicollet Hotel was originally built in 1872 and recently converted to twenty well-appointed apartments. In 1998 the building received new windows, and new roofs with metal coping around the entire parapet walls along with the brick being tuckpointed



ACF Apartment
CASH FLOW, INC.

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MULTI-FAMILY BROKER

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PROPERTY DETAILS

122 S. Minnesota Ave., Saint Peter, MN 56082

Sales Price \$2,250,000.00

Price per Unit \$ 90,000 / Unit

Unit Mix
5 – Retail / Office Commercial Units
4 – Row Homes / Varying Sizes & Layouts
16 – Apartments on 2nd & 3rd Floors

Property ID # PID #19-412-3672 (Nicollet County)

Roof Combination Pitched Asphalt Shingled Roof & Black Rubber Roof / The Whole Top of Building New 1998

Property Type Three Story with Full Basement / All Brick Exterior Built as the Hotel in 1872 / Renovated to Apts. 2000

Lot Lot Size 66' by 155' / 0.24 Acres

Laundry Two Sets of Coin Operated Washers & Dryers

Building SqFt The Building Footprint is 45' wide by 120' Deep Each of the Four Floors is 5,400 Square feet Row Homes in the Rear Adds Another 2,940 SqFt

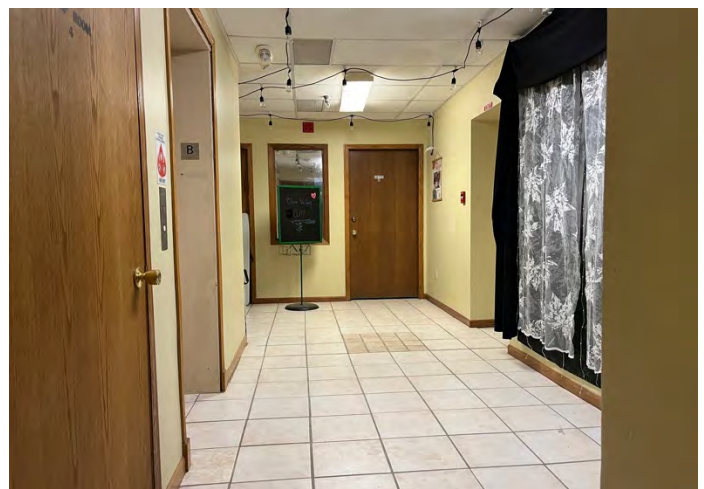


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PROPERTY RENT ROLL – February 2026

122 S. Minnesota Ave., Saint Peter, MN 56082

UNIT	TYPE	RENT	MARKET
120	COMMERCIAL	\$1,335.00	\$1,500.00
201-A	COMMERCIAL	VACANT	\$1,500.00
201-B	COMMERCIAL	VACANT	\$ 750.00
201-C	COMMERCIAL	VACANT	\$ 750.00
201-D	COMMERCIAL	VACANT	\$ 750.00
109	1BD, 1BA (ROWHOUSE)	\$ 900.00	\$1,000.00
111	2BD+DEN, 1BA (ROWHOUSE)	\$1,100.00	\$1,500.00
113	2BD+DEN, 1BA (ROWHOUSE)	\$ 950.00	\$1,500.00
115	1BD, 1BA (ROWHOUSE)	\$1,050.00	\$1,050.00
201	1BD, 1BA	\$ 900.00	\$ 900.00
202	2BD, 1BA (LARGE)	\$1,085.00	\$1,200.00
203	1BD, 1BA	\$ 900.00	\$ 900.00
204	1BD, 1BA	\$ 900.00	\$ 900.00
205	1BD, 1BA	\$ 900.00	\$ 900.00
206	1BD, 1BA	\$ 900.00	\$ 900.00
207	2BD, 1BA	\$1,100.00	\$1,100.00
208	1BD, 1BA	\$ 900.00	\$ 900.00
301	1BD, 1BA	\$ 900.00	\$ 900.00
302	2BD, 1BA (LARGE)	\$1,100.00	\$1,200.00
303	1BD, 1BA	\$ 900.00	\$ 900.00
304	1BD, 1BA	\$ 900.00	\$ 900.00
305	1BD, 1BA	\$ 900.00	\$ 900.00
306	1BD, 1BA	\$ 900.00	\$ 900.00
307	2BD, 1BA	\$ 995.00	\$1,100.00
308	1BD, 1BA	\$ 925.00	\$ 950.00
TOTALS		\$20,440	\$25,750



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PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$309,000.00	@ Market Rents
LESS VACANCY (7.0%)	\$ 21,630.00-	*Market Vacancy
RUBS INCOME	\$ 0.00	*New Owner could Implement
LAUNDRY INCOME	\$ 1,320.00	*Laundry Owned - \$110/month

GROSS INCOME **\$288,690.00**

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2025	\$25,434.00	NICOLLET COUNTY	8.81 %
INSURANCE	\$ 7,043.00	SELLER	2.43 %
GAS & ELECTRIC UTILITIES	\$19,408.10	2025 AVERAGE	6.72 %
WATER & SEWER UTILITIES	\$ 4,535.00	2025 AVERAGE	1.57 %
RUBBISH	\$ 3,720.00	2025 AVERAGE	1.29 %
PARKING PAID TO NEIGHBOR MAINTENANCE / SUPPLIES	\$ 4,800.00	2025 AVERAGE	1.67 %
APPLIANCES	\$ 8,750.00	ESTIMATED \$350/UNIT	3.03 %
MANAGEMENT	\$ 3,000.00	ESTIMATED	1.04 %
CLEANING	\$14,434.50	MARKET 5%	5.00 %
SNOW REMOVAL / LAWNCARE	\$ 1,200.00	ESTIMATED	0.42 %
ELEVATOR MAINTENANCE	\$ 1,800.00	ESTIMATED	0.62 %
RENTAL LICENSING & MISC.	\$ 800.00	ESTIMATED	0.28 %
TOTAL EXPENSES	\$95,274.60		33.00 %

NET OPERATING INCOME **\$193,415.40**

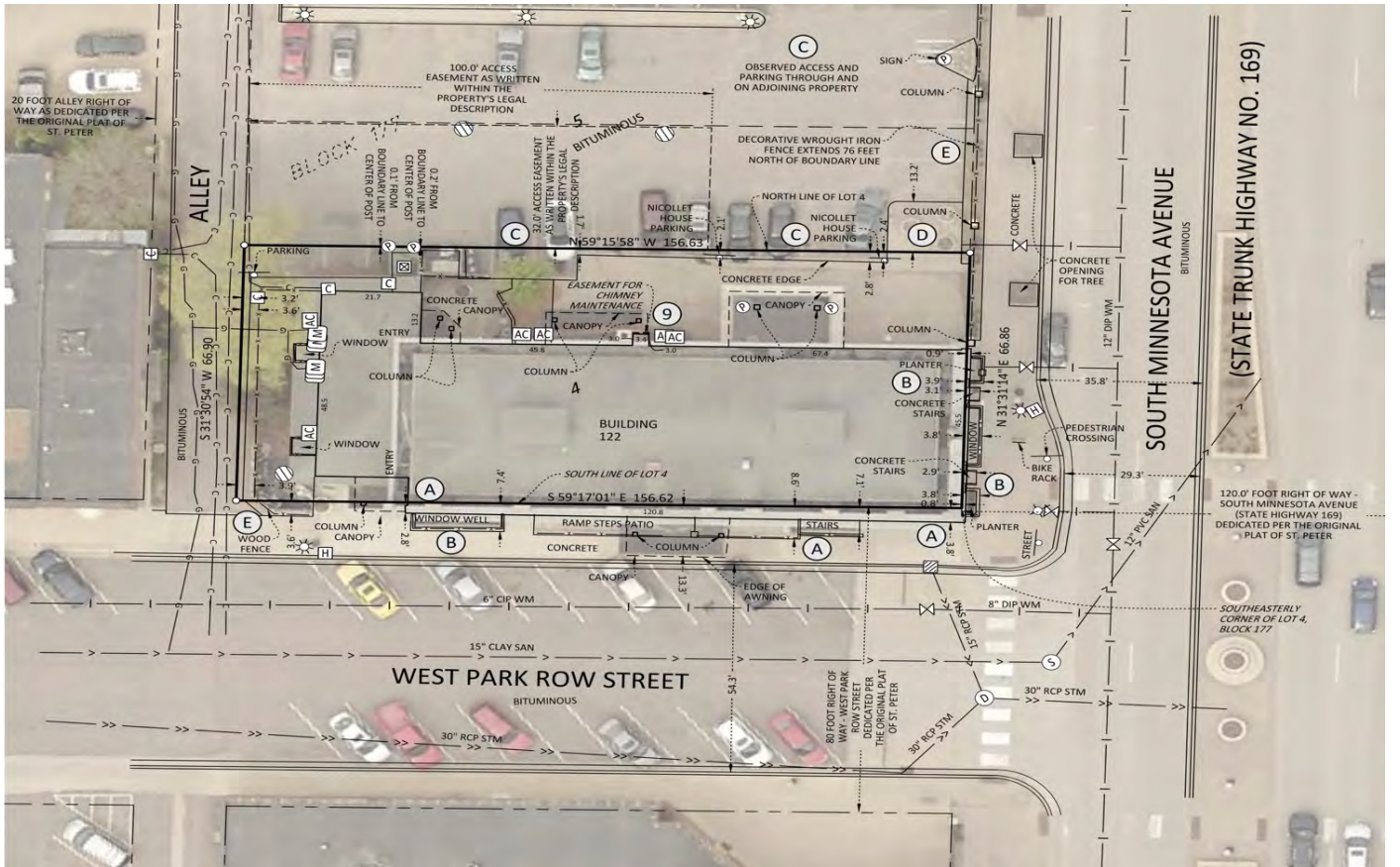


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PHOTOS

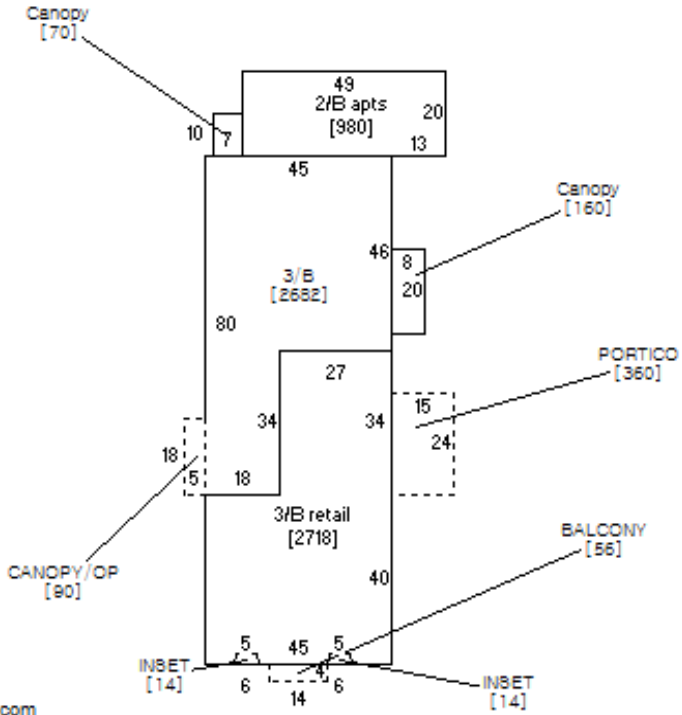
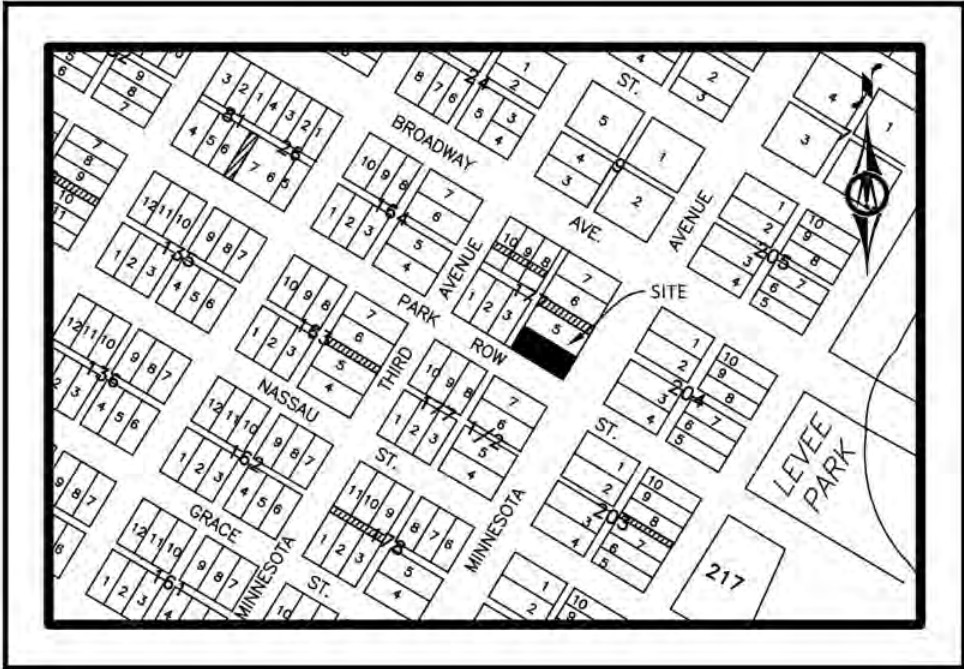


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VICINITY MAP - CITY OF ST. PETER



Sketch by www.camavision.com

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