

SALE
Rosewood

1806 LINCOLN AVE

Montevideo, MN 56265

PRESENTED BY:

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 SVN
GC REAL ESTATE

DISCLAIMER

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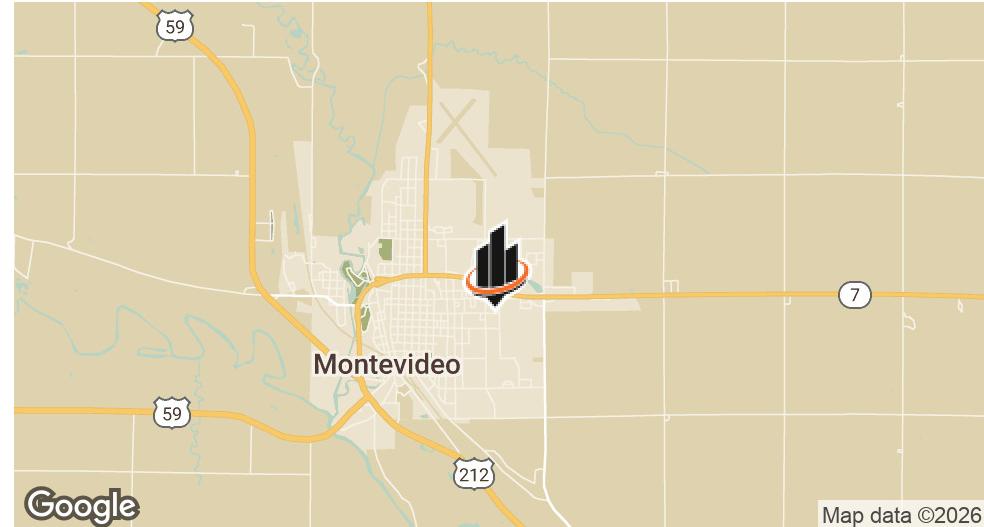
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SUMMARY



Map data ©2026

OFFERING SUMMARY

SALE PRICE:	\$499,000
BUILDING SIZE:	5,800 SF
PRICE / SF:	\$86.03
YEAR BUILT:	1980
ZONING:	Multifamily
MARKET:	Montevideo
APN:	703870110

PROPERTY OVERVIEW

Offered for sale is a 5,800 SF residential income property currently configured as a shared-living / group-home style residence. The building features 10 bedrooms with potential for 11-12 bedrooms, multiple shared bathrooms, and extensive common areas including shared kitchens, dining space, living and activity rooms, laundry facilities, and office space.

The property includes ADA-accessible features such as grab bars, a handicap tub, and roll-in shower. Zoned R-2 Multi-Family Residential, the property offers future redevelopment or reconfiguration potential, subject to city approvals. This is not a traditional apartment building and does not contain individual dwelling units.

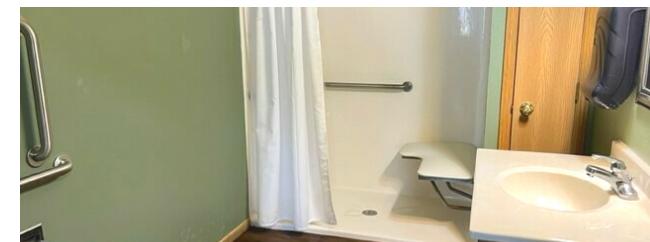
Ideal for specialty housing operators, shared-living concepts, workforce housing, or investors seeking a value-add or redevelopment opportunity.

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PHOTOS



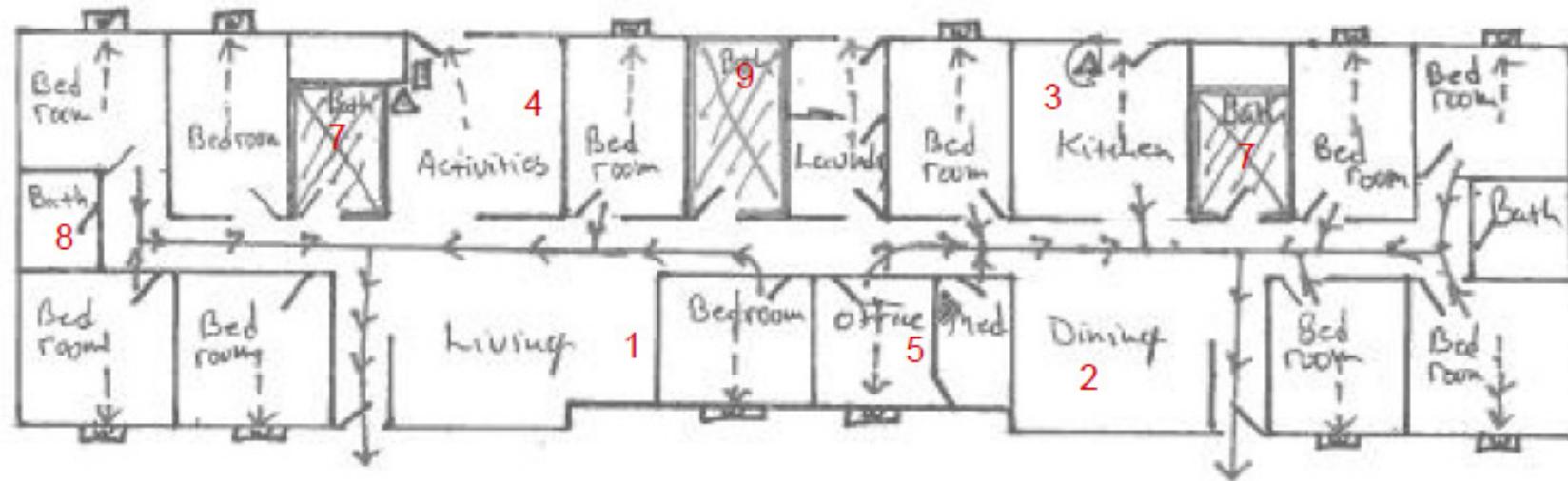
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FLOOR PLAN

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AERIAL MAP



Google

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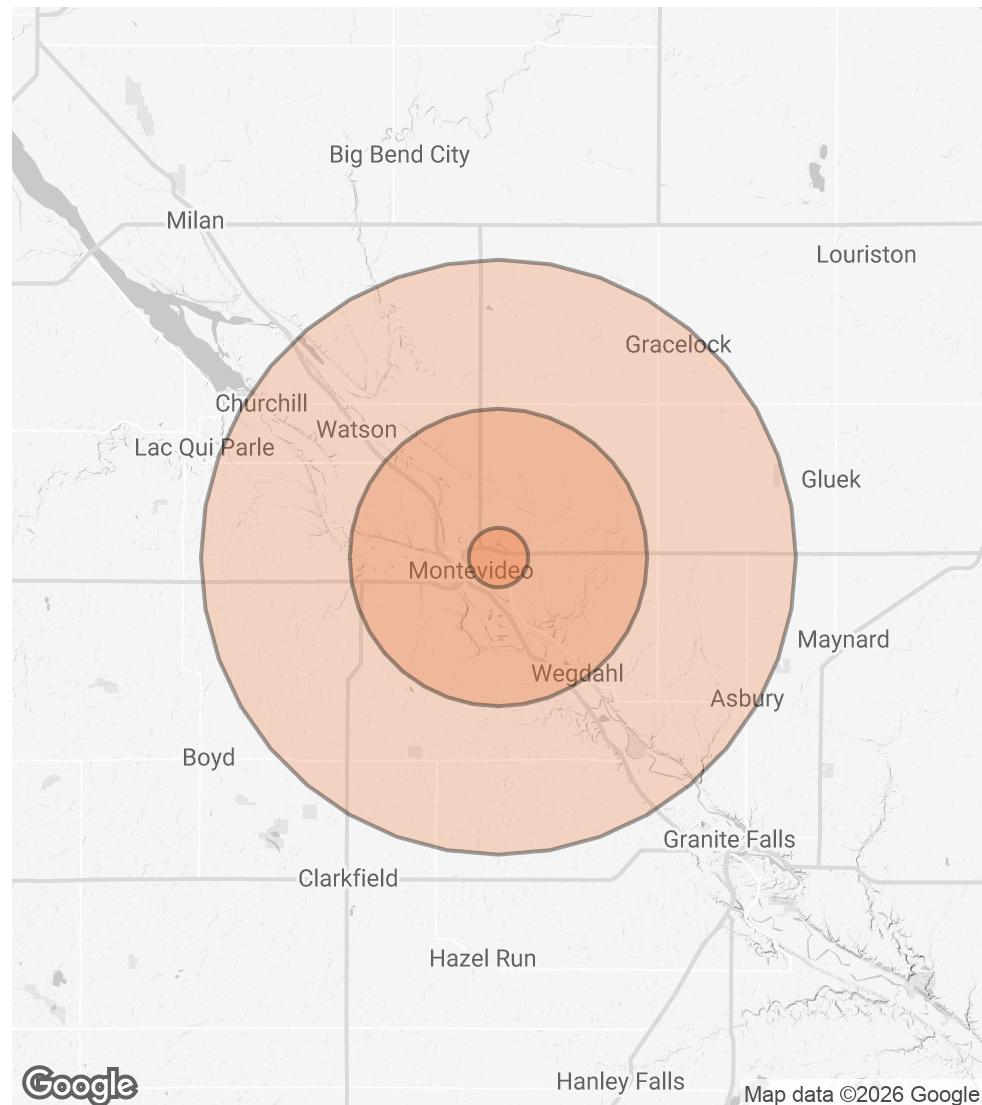
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,090	6,439	8,183
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	42	43	43
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,691	2,700	3,409
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$79,020	\$82,681	\$87,050
AVERAGE HOUSE VALUE	\$161,363	\$173,974	\$187,152

Demographics data derived from AlphaMap



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MEET THE TEAM

Biography

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.



Mike Bobick, CCIM
Senior Advisor

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Mark Williams
Senior Advisor

Specializes in investment property, tenant/landlord representation, and leasing. 16+ years commercial real estate experience.

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Tom Sanquist
Advisor

Tom is a Commercial Advisor with SVN GC Real Estate, specializing in commercial and multifamily transactions. He is passionate about making deals happen and brings a deep commitment to continuously expanding his knowledge in commercial investment, sales, leasing, and property management. This well-rounded expertise allows him to guide clients confidently through complex decisions with clarity and insight.

A self-starter by nature, Tom has been self-employed since the age of 19. His career path has taken him from construction laborer to general contractor, then to real estate investor and commercial property manager—ultimately leading to his current role as a trusted brokerage advisor.

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