

SALE
Rosewood

1806 LINCOLN AVE

Montevideo, MN 56265

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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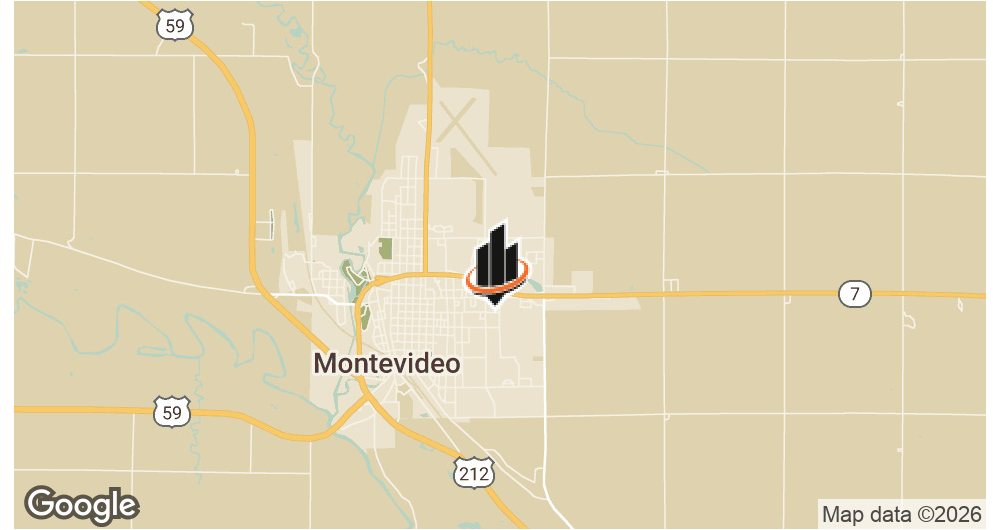
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SUMMARY



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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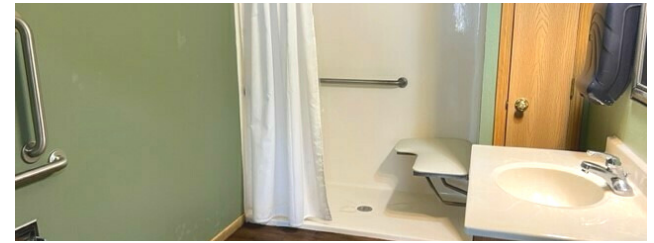
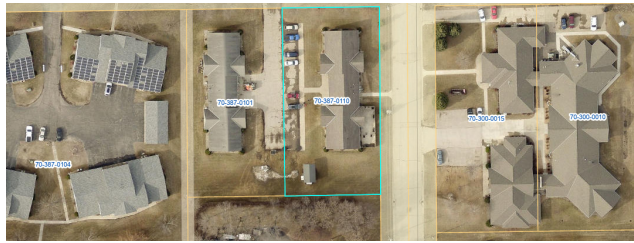
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PHOTOS

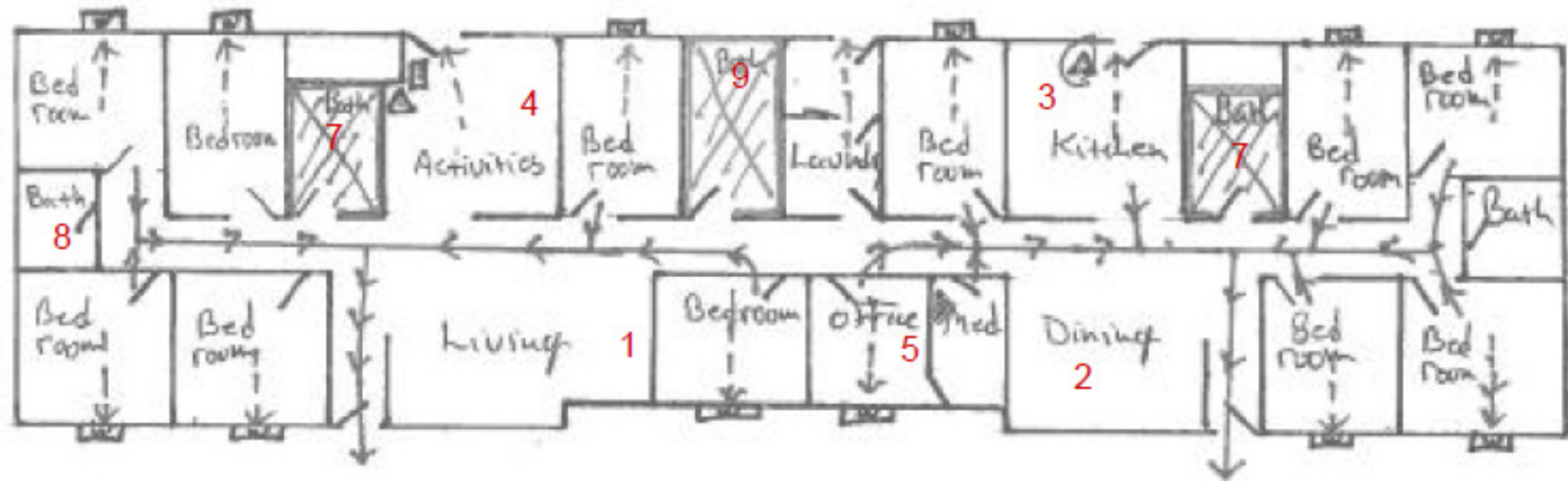
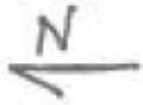


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FLOOR PLAN



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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

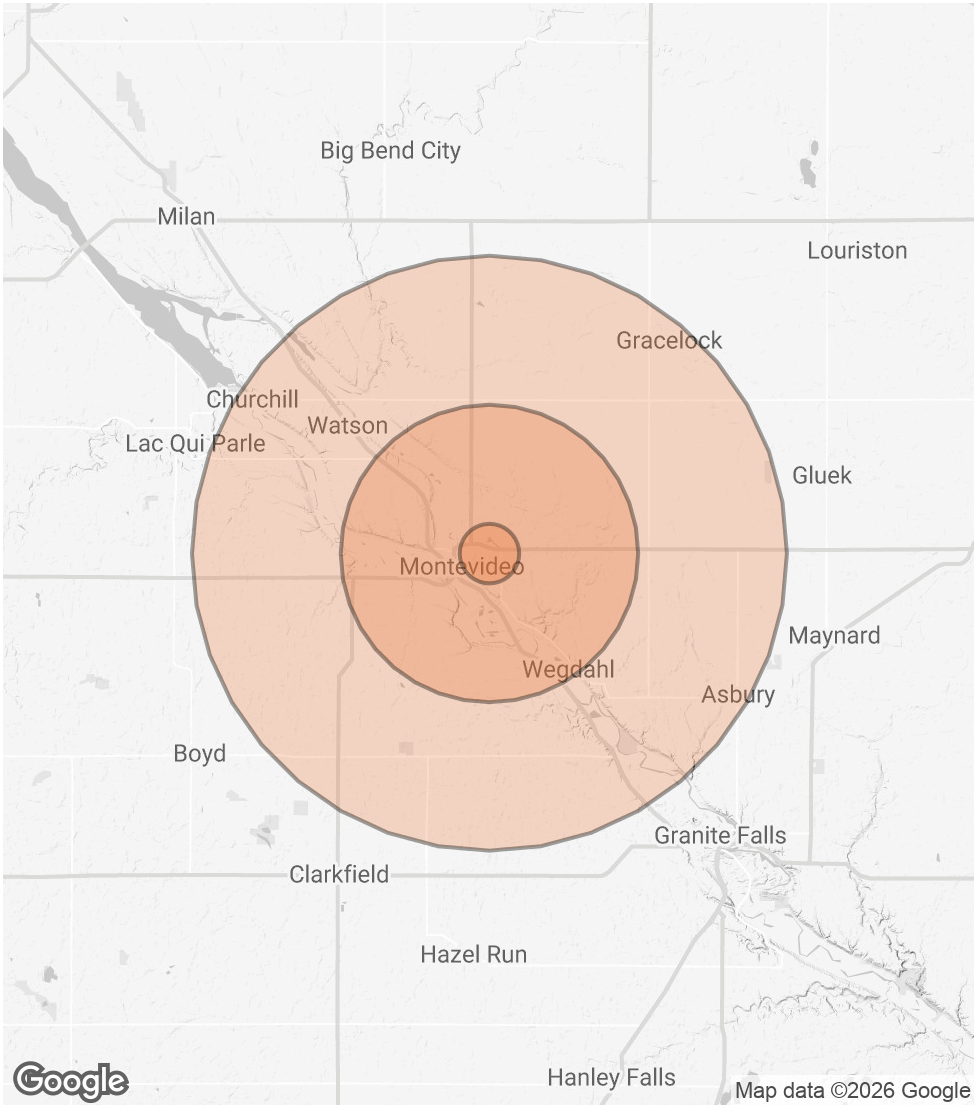
POPULATION 1 MILE 5 MILES 10 MILES

| | | | |
|----------------------|-------|-------|-------|
| 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 1 MILE 5 MILES 10 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| 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 Bobick, CCIM
Senior Advisor

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.

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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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