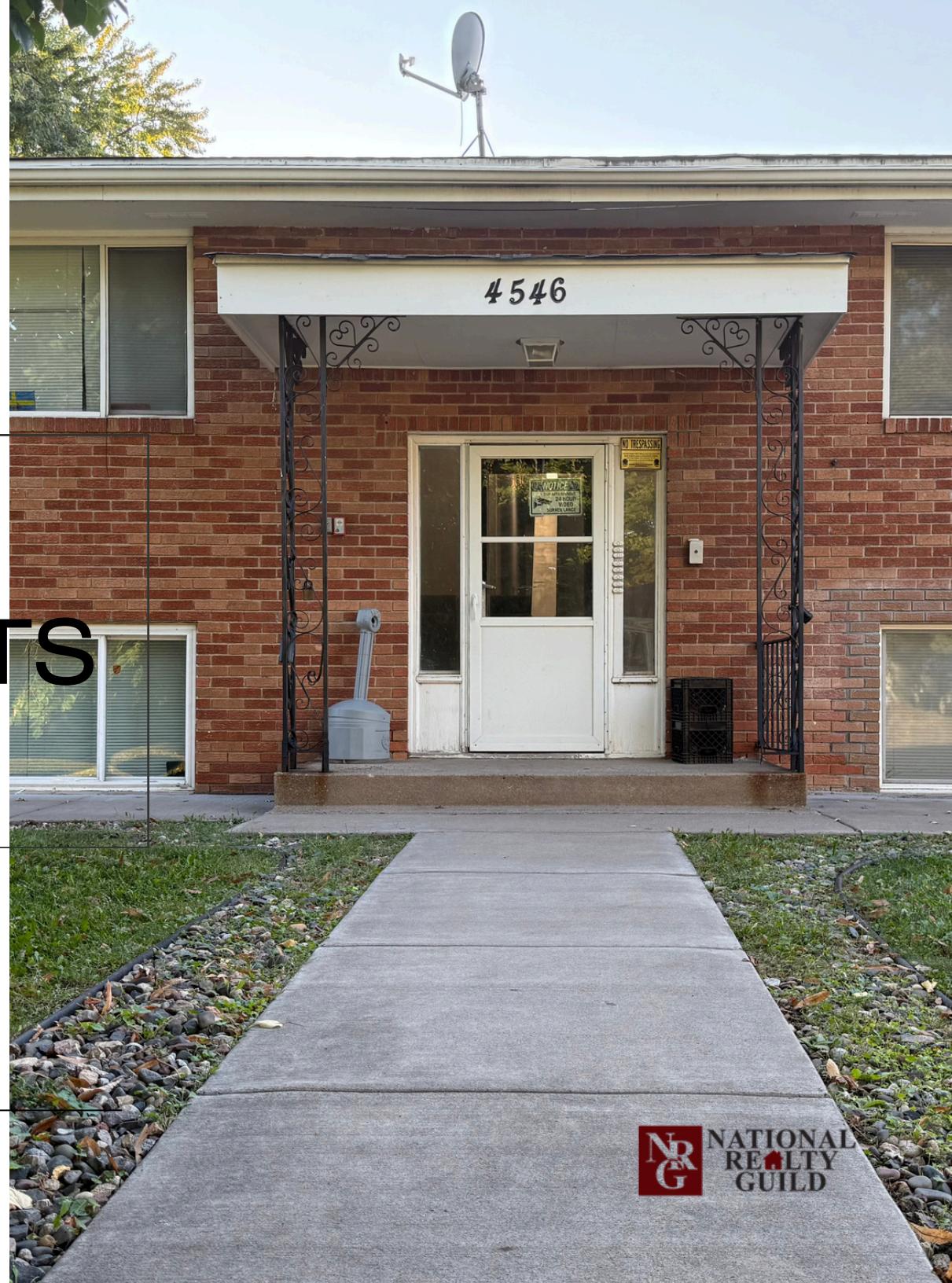


4546 Tyler St NE
Columbia Heights, MN 55421

TYLER APARTMENTS

For Sale: Undisclosed



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Recipients are encouraged to conduct their own thorough due diligence, including but not limited to verification of all income, expenses, physical and environmental conditions, legal matters, and zoning or regulatory requirements. National Realty Guild and its representatives make no guarantees or representations regarding the Property's current or future performance, condition, or compliance with applicable laws.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property. No binding commitment shall exist unless and until a written purchase agreement has been fully executed and delivered by all parties.

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Certain statements contained herein may include estimates or "forward-looking" projections. These statements reflect current expectations but involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially. Market conditions, tenant performance, interest rate fluctuations, and economic factors beyond the control of National Realty Guild may affect outcomes. All financial projections should be viewed as speculative and are not guarantees of future performance.

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RENT & INCOME DISCLAIMER

Any rental rates, pro forma income, or expense projections included in this Memorandum are provided for illustrative purposes only and do not represent actual or guaranteed future performance. Prospective purchasers must independently verify all lease terms, market conditions, and legal restrictions that could affect future rents or operating income, including any local or state rent-control or tenant-protection ordinances.



Summary

4546 Tyler St NE is a well-maintained 8-unit multifamily apartment building located in Columbia Heights, Minnesota. The property consists of seven one-bedroom units and one studio, offering an efficient and in-demand unit mix suited for long-term rental operations.

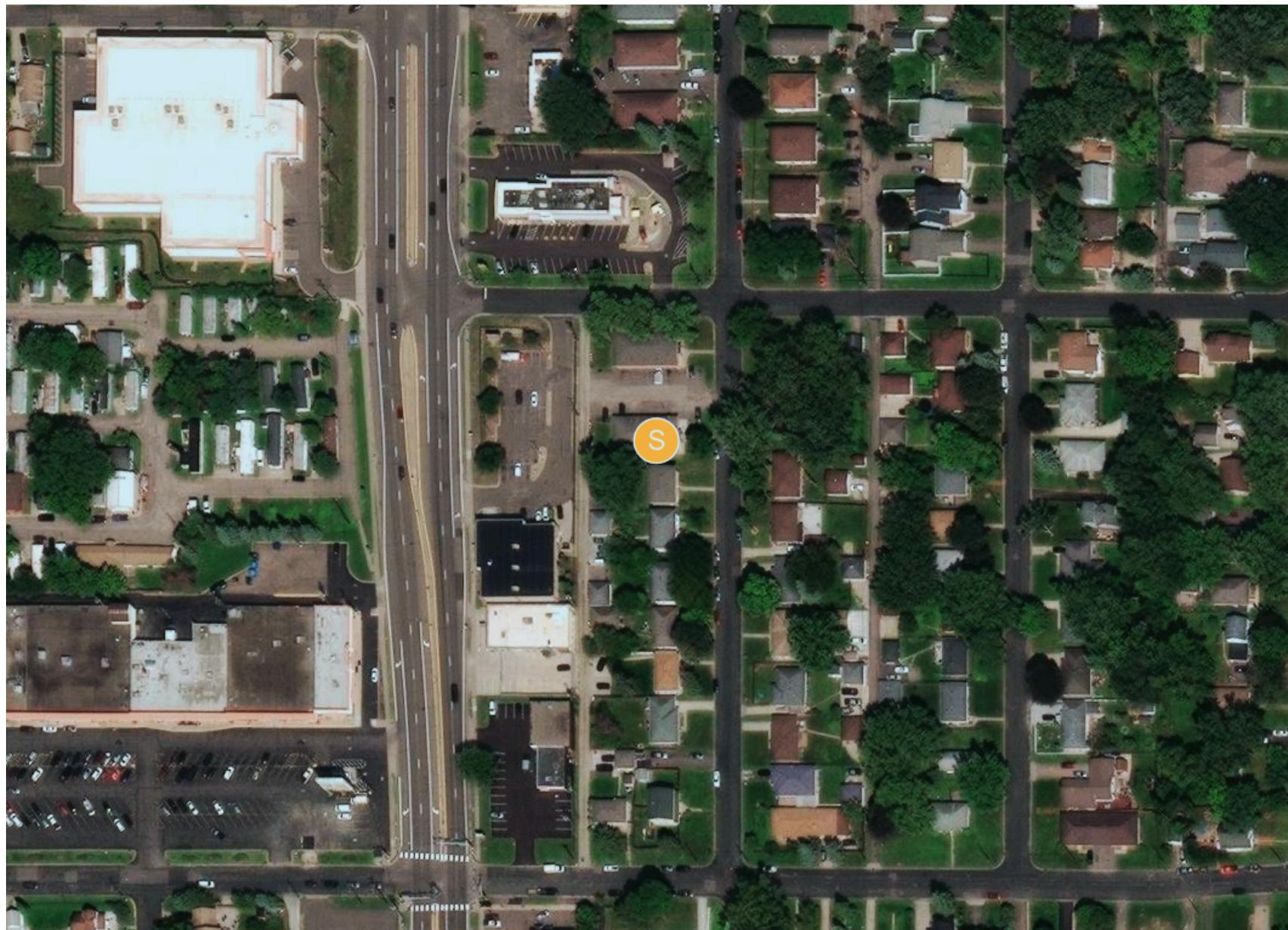
The building is constructed with a poured concrete foundation and brick exterior, providing durable, low-maintenance ownership characteristics. Recent capital improvements, including a newer roof, support reduced near-term capital requirements. Units are in solid condition, and the property includes off-street parking, supporting tenant convenience and retention.

Situated in an established residential area with convenient access to Central Avenue, Minneapolis, transit, retail, and employment centers, the property is well positioned for continued operation as a traditional multifamily rental asset. With in-place income and straightforward operations, 4546 Tyler St NE presents an attractive opportunity for investors seeking a stable small-balance multifamily property in the Twin Cities metro.

Investment Highlights

- 8-unit multifamily apartment building
- Seven (7) one-bedroom units and one (1) studio
- Poured concrete foundation with brick exterior
- Newer roof, reducing near-term capital needs
- Off-street parking for residents
- Well-maintained interiors with stable in-place condition
- Located in Columbia Heights with proximity to Central Avenue, Minneapolis, transit, retail, and employment centers
- Adjacent to established retail amenities, including McDonald's and Central Avenue services





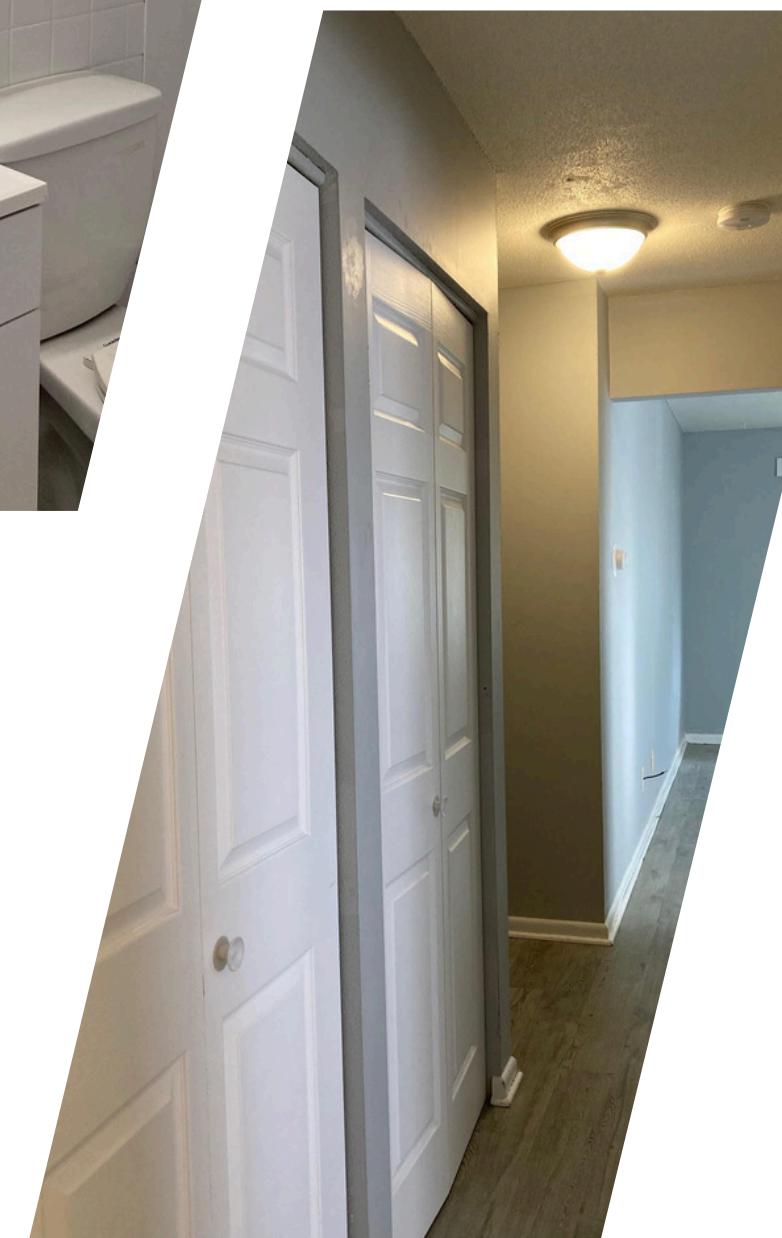
Aerial View Map | Tyler Apartments

8 UNITS

7 One Bedrooms

1 Studio

County	Anoka
Market	Columbia Heights
GBA	6,054 SF
Land SF	9,582 SF
Land Acres	0.22
Number of Units	8
Parking	12 Off-Street
Year Built	1961
Stories	2
# of Buildings	1
Foundation	Poured Concrete
Exterior	Brick
Price	Undisclosed



Average Rent | \$1,075

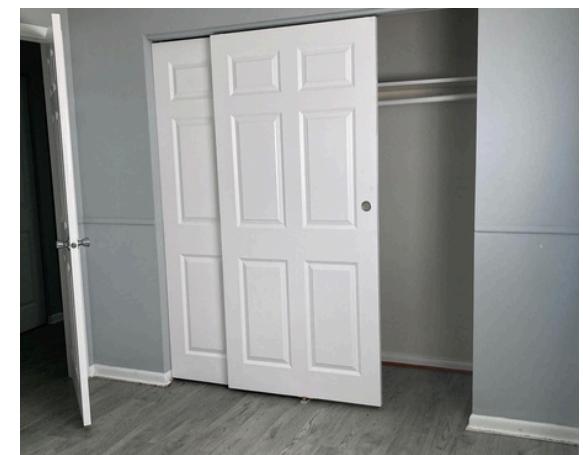
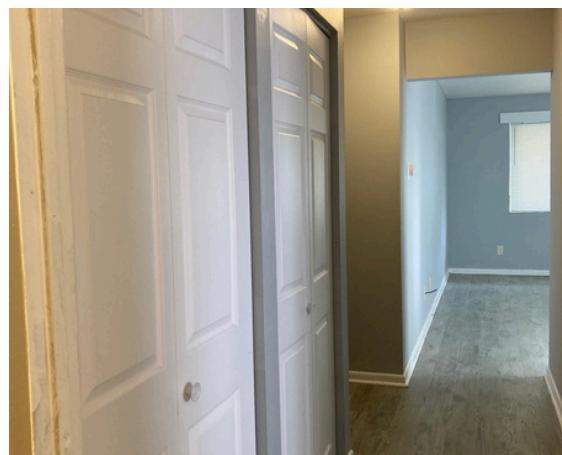
Utilites

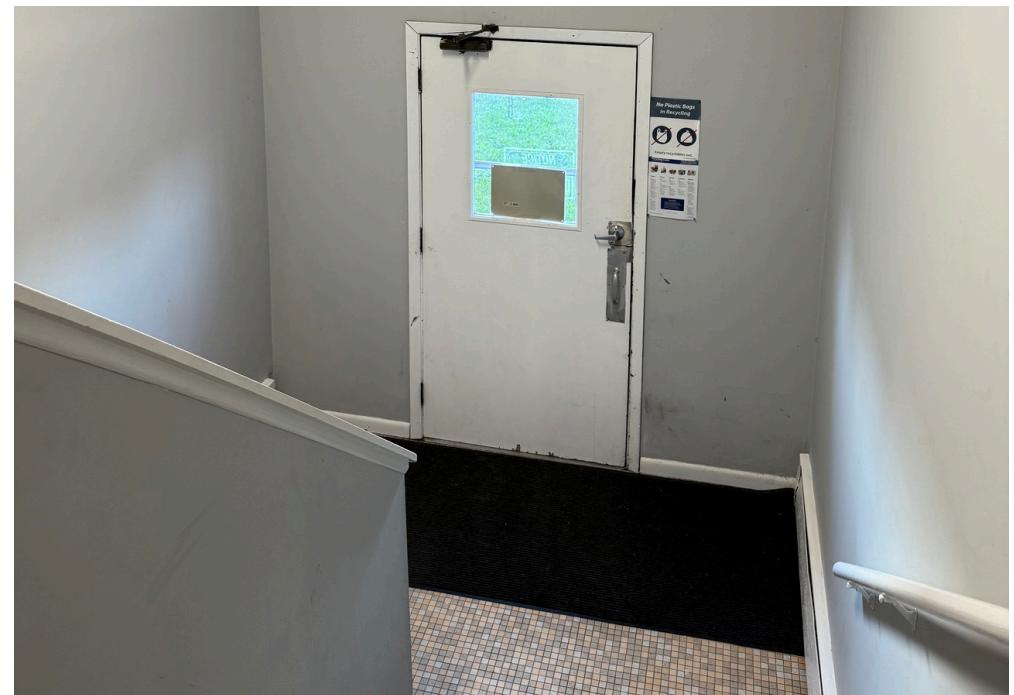
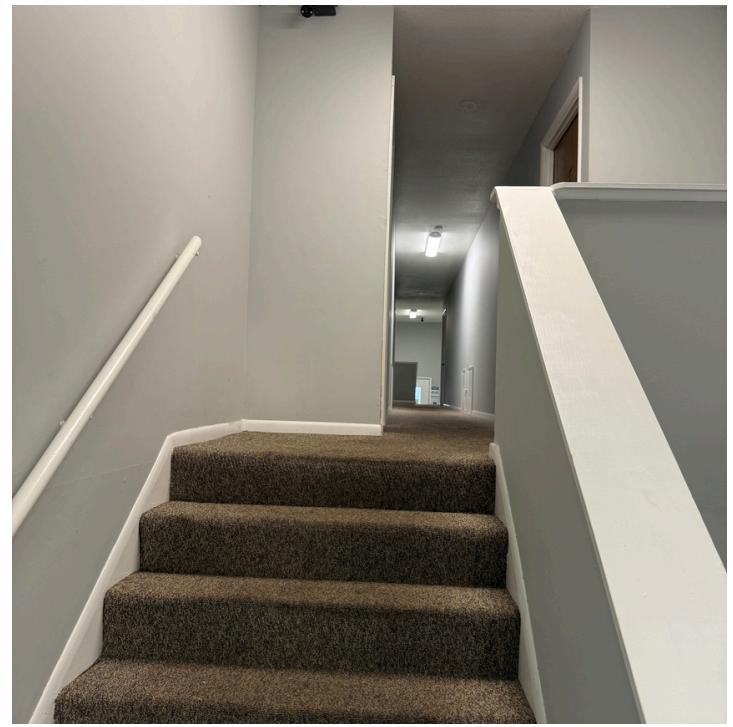
Water	Landlord
Trash	Landlord
Gas	Landlord
Electric	Tenant

1 Mile Demographics

2024 Population	18,858
2025 Median HH Income	\$68,289
Average HH Size	2









Contact Us

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