



# DIVISION ST APARTMENTS

2726, 2720 17<sup>th</sup> Ave E & 2633 Division St N, North Saint Paul MN 55109

Three 7- unit Buildings. 21  
units Total. **No-Rent  
Control.** Turn-Key!

# DIVISION STREET APARTMENTS

EXCLUSIVELY OFFERED BY:

Kirk Kenneally

Coldwell Banker Commercial

763-232-8821

[Kirk.Kenneally@cbrealty.com](mailto:Kirk.Kenneally@cbrealty.com)



**COLDWELL BANKER  
COMMERCIAL**

# THE OFFERING

OFFERING PRICE:

- **\$1,890,000 or \$90,000 p/door**

Division Street Apartment consists of 21 units, spread between three buildings all located in a convenient North Saint Paul location.

2633 : 7 Units | 7- 1br

2726 : 7 Units | 7- 1br

2720 : 7 Units | 7- 1br

Residents enjoy a super convenient location close to restaurants, shopping, trails, and public transit, with Silver Lake Park and Beach just a few blocks away. Easy access to major highways provides seamless connectivity throughout the metro.

The Properties are being offered for sale, free and clear of existing debt. Seller will be performing a 1031 exchange.



# PROPERTY DETAILS

<b>PROPERTY ADDRESS</b>	<b>2726, 2720 17th Ave E &amp; 2633 Division St N, North Saint Paul MN 55109</b>
<b>Units</b>	<b>21 (1) br units</b>
<b>YEAR BUILT</b>	<b>1958-1959</b>
<b>Unit Sq Footage</b>	<b>Avg: 600 sqft.</b>
<b>Exterior</b>	<b>Stucco</b>
<b>SITE AREA</b>	<b>26,072 sqft (3 Parcels)</b>
<b>Roof</b>	<b>Pitched- Shingles NEW 2025</b>
<b>Heat</b>	<b>Boiler</b>
<b>Electrical</b>	<b>Fuses</b>
<b>Parking</b>	<b>18 On-Site Spots</b>











KIRK KENNEALLY, COLDWELL BANKER BURNET

# MORE INFO

- Property was previously operated as assisted living (2018-2024) Converted to market-rate apartments effective 1/1/2025
- Experienced a 3–6 month lease-up period following conversion. Rents were intentionally set below market to accelerate absorption. in-place average rent: **\$878.35**.
- Comparable properties in North St. Paul and adjacent submarkets support remodeled 1-bedroom rents in the low-\$1,100s, positioning the subject's current average rent of \$878.35 well below market and offering meaningful upside through organic rent growth.

- Utilities:

<b>WATER/SEWER</b>	<b>OWNER PAID</b>
<b>TRASH</b>	<b>OWNER PAID</b>
<b>ELECTRIC</b>	<b>RESIDENTS PAID</b>
<b>HEAT</b>	<b>OWNER PAID</b>
<b>LAUNDRY</b>	<b>WASHERS/DRYERS (OWNED) NO CHARGE</b>

- One cat or small dog is allowed. There is a \$200 non-refundable pet fee and refundable \$150 pet security deposit.

# RENTAL COMPS

Property	1BR Rent	Distance	Notes
Arcadia Park Apartments	~\$1,095/mo	0.9 mi / ~4 min	Pool, shared laundry
Village Manor Apartments	~\$1,100/mo	1.2 mi / ~5 min	Comparable unit type
Cedarview Commons	\$1,064–\$1,200+/mo	1.5 mi / ~6 min	Amenitized, mixed types
Eldridge Apartments	\$1,200/mo	1.0 mi / ~4 min	Recent remodeled lease

# SCHEDULE A TOUR

- Please reach out for financials
- Please respect the owner's desire that the tenants and management at this property are not to be disturbed and that all visits to the property be scheduled through Agent (Kirk Kenneally)
- Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

Contact:

Kirk Kenneally

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

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# COLDWELL BANKER COMMERCIAL

# DISCLOSURE

## AFFILIATED BUSINESSES

Coldwell Banker Commercial, a subsidiary of Realty 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, lease terms, and current and projected financials.



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