



17 Unit Minneapolis

3211 Minnehaha Ave, Minneapolis MN 55406

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Intro: The Coliseum

- Professionally Maintained 17 unit on Transit Oriented Minnehaha Ave in Minneapolis offered at **\$1,700,000**
- This 17 unit building with all **one-bedroom** apartments offers residents everyday convenience with on-site laundry and off-street parking.
- The building sits just steps from the Metro Blue Line, major bus routes, and easy highway access. Located along the Minnehaha Avenue bike corridor, the area supports an active, walkable lifestyle with nearby shops, cafes, and everyday essentials.



PROPERTY OVERVIEW

| | |
|------------------|---|
| PROPERTY ADDRESS | 3211 Minnehaha Ave, Minneapolis MN 55406 |
| Units | 17 (1) br units |
| YEAR BUILT | 1962 |
| SIZE | Approx 11,934 sqft |
| Exterior | Brick & Stucco |
| SITE AREA | ± . 31 Acres |
| Roof | Pitched- Shingles |
| Heat | Boiler- Original |
| Electrical | Pushmate- Circuit Breakers |
| Parking | 17 On-Site Spots |



More Info

- **Stabilized income stream** – Average in Place rent of \$963
- **Units-** Avg sqft of 450sqft
- **Utilities:**

| | |
|--------------------|---------------------------------|
| WATER/SEWER | RESIDENTS PAID |
| TRASH | INCLUDED IN RENT |
| ELECTRIC | RESIDENTS PAID |
| HEAT | RESIDENTS PAID |
| LAUNDRY | 2 WASHERS/DRYERS (OWNED) |

- **PETS-** \$300 Non-Refundable Deposit & \$25 Monthly Charge



Interior Photos



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DISCLOSURE

- **AFFILIATED BUSINESSES**

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- **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, and lease terms

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner



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Schedule a tour

- Please reach out for Tour
- Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

Contact:

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