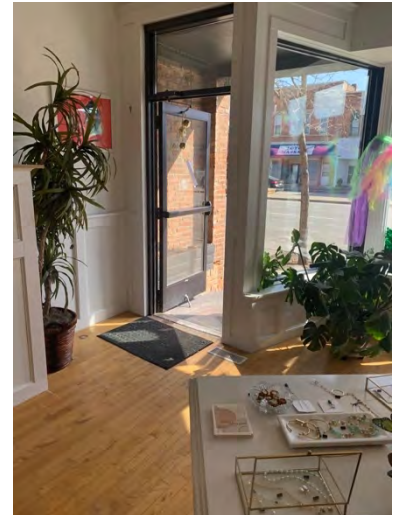


216 Minnesota Ave S



Downtown Saint Peter offers an investor a perfect opportunity to acquire a mixed-use all-brick 8-unit property. Main floor retail and/or office units have original hardwood floors and tall ceiling height with tin ceilings. The second and third floors feature unique loft style apartments that are fully rented. Exterior has newer windows and awnings.



Nathan Opatz
Apartment Broker

Call / Text: 651-263-3653
nopatz@apartmentcashflow.com
www.ApartmentCashFlow.com



PROPERTY DETAILS

216 & 218 S. Minnesota Ave., Saint Peter, MN 56082

Sales Price \$699,900.00

Price per Unit \$ 87,487.50 / Unit

Unit Mix 2 – Main Floor Retail / 1,540 SqFt. Each Side
6 – Apartments / Varying Between Studio-2BD

Property ID # PID #19-412-3860 (Nicollet County) / 0.16 Acres

Roof Roof was Replaced in 1998 / Flat Roof w/ Slow Pitch

Property Type Three Story / All Brick Exterior / 12,320 Total SqFt
Built 1890 / Lot Size 44 x 155

Parking Parking Lot in Rear with Parking Spaces & Garage

Laundry Coin Operated Washer & Dryer / Owned

Utilities Apartment Tenants Pay their Unit Electric & Owner
Pays for Gas, Heat, Common Electric, Water & Sewer,
and Trash. The Two Commercial Tenants Pay Their
Own Utilities Plus an Extra \$50 Per Month For Trash.



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.
No legal obligation shall arise by reason of the distribution of this summary statement.

PROPERTY RENT ROLL – August 2026

216 & 218 S. Minnesota Ave., Saint Peter, MN 56082

UNIT	TYPE	SQFT	RENT	LEASE	MARKET
216	Alteliér Creative	1,540 SQFT	\$2,240.00	7/31/2028	\$2,400.00
218	Crest Martial Arts	2,020 SQFT	\$2,175.00	2/28/2027	\$2,400.00
Apt.1	1BD, 1BA	750 SQFT	\$900.00	Monthly	\$ 950.00
Apt.2	1BD, 1BA	750 SQFT	\$800.00	10/31/2026	\$ 950.00
Apt.3	1BD, 1BA	750 SQFT	\$900.00	05/31/2027	\$ 950.00
Apt.4	1BD, 1BA	750 SQFT	\$900.00	Monthly	\$ 950.00
Apt.5	LOFT, 1BA	1,600 SQFT	\$1,150.00	04/30/2027	\$ 1,350.00
Apt.6	2BD, 1BA	1,600 SQFT	\$1,100.00	03/31/2027	\$ 1,350.00
TOTALS			\$10,165		\$11,300

PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$121,980.00	@ Current Rents
LESS VACANCY (1.5%)	\$ 1,829.70-	*Historically Low
LAUNDRY INCOME	\$ 1,080.00	*Laundry Owned - \$90/month

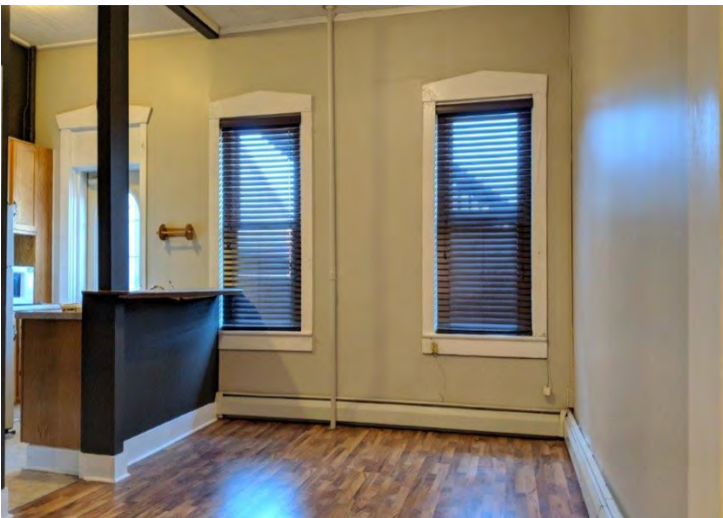
GROSS INCOME **\$121,230.30**

EXPENSES:	ANNUAL	SOURCE	% GOI
PROPERTY TAXES 2026	\$ 9,690.00	NICOLLET COUNTY	7.99 %
INSURANCE	\$ 8,000.00	MARKET	6.60 %
GAS, ELECTRIC, & WATER	\$17,838.00	2025 AVERAGE	14.71 %
RUBBISH	\$ 4,056.35	2025 AVERAGE	3.35 %
MAINTENANCE / SUPPLIES	\$ 2,800.00	ESTIMATED \$350/UNIT	2.31 %
APPLIANCES	\$ 1,500.00	ESTIMATED	1.24 %
MANAGEMENT	\$ 5,955.00	MARKET 5%	4.91 %
ADVERTISING	\$ 200.00	ZILLOW/ONLINE	0.16 %
RENTAL LICENSING & FIRE EXTIN.	\$ 300.00	ESTIMATED	0.25 %
TOTAL EXPENSES	\$50,339.35		41.52 %

NET OPERATING INCOME **\$70,890.95**

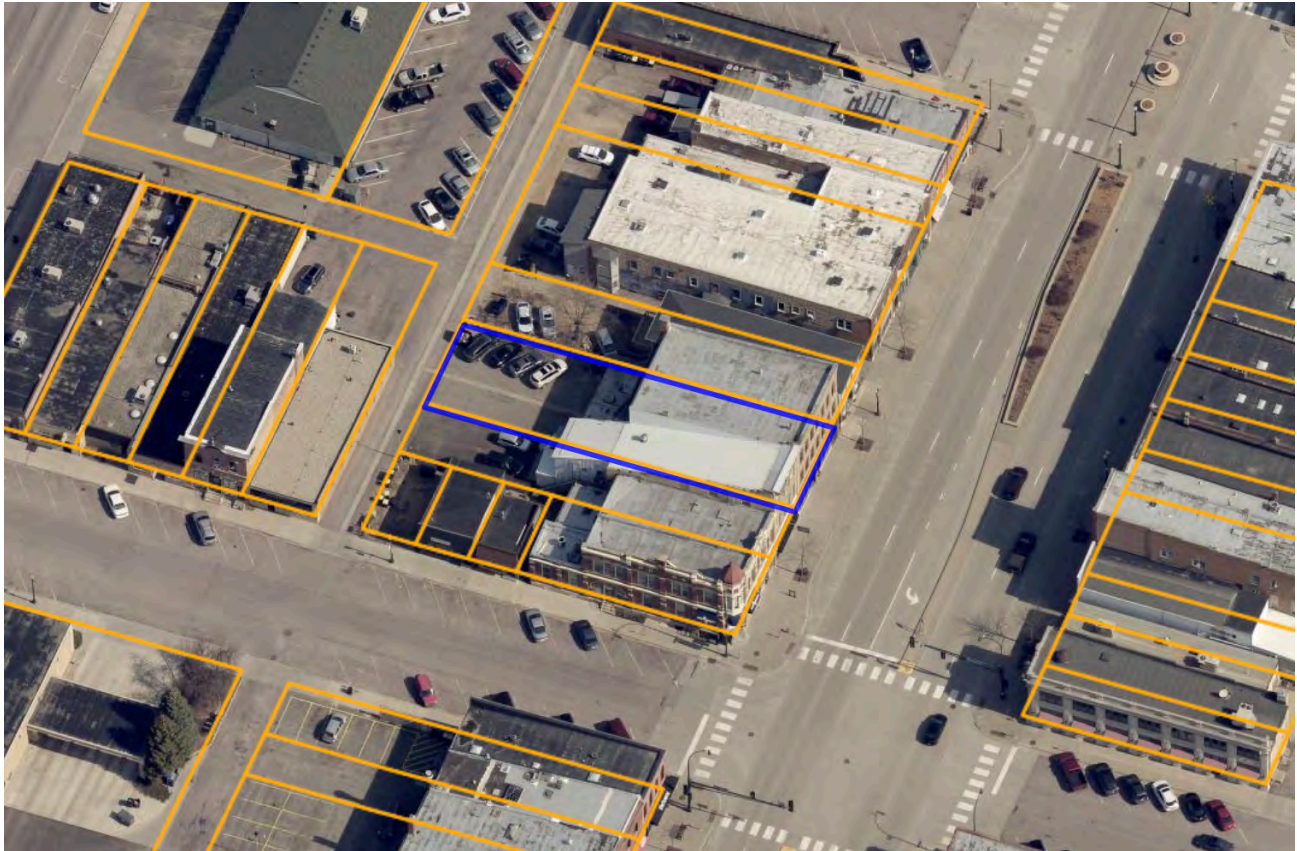
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PHOTOS



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AERIALS



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Nicollet County
501 S Minnesota Avenue
St Peter, MN 56082
507-934-7806
www.co.nicollet.mn.us

PIN: 19.412.3860 AIN: 1421206015
BILL NUMBER: 8280
LENDER:
OWNER NAME: PIONEER CREEK CAPITAL LLC

TAXPAYER(S):

C/O PETER TANIS
PIONEER CREEK CAPITAL LLC
PO BOX 159
MOUND MN 55364

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REFUNDS?
You may be eligible
for one or even two
refunds to reduce
your property tax.
Read the back of
this statement to
find out how to apply

PROPERTY ADDRESS

216 S MINNESOTA AVE
ST PETER, MN 56082

DESCRIPTION

Block 177 1/2 Lot S 2/3 OF LOT 6
SubdivisionCd 19412 SubdivisionName
AMENDED PLAT

Line 13 Detail
2026 SP UTILITIES 127.16
SWASTE26 94.50
Principal 215.21
Interest 6.45

TAX STATEMENT

2026

2025 Values for taxes payable in

Step	Taxes Payable Year:	VALUES AND CLASSIFICATION	
		2025	2026
Step 1	Estimated Market Value:	422,300	422,300
	Homestead Exclusion:	0	0
	Taxable Market Value:	422,300	422,300
	New Improvements:		
	Property Classification:	Apartment Comm/Ind	Apartment Comm/Ind
Sent in March 2025			
Step 2	PROPOSED TAX		
		Sent in November 2025	9,530.00
Step 3	PROPERTY TAX STATEMENT		
First half taxes due 05/15/2026			\$4,845.00
Second half taxes due 10/15/2026			\$4,845.00
Total taxes due in 2026			\$9,690.00

Tax Detail for Your Property:					
Taxes Payable Year:		2025	2026		
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$0.00	
	3. Property taxes before credits		\$9,095.50	\$9,468.34	
	4. Credits that reduce property taxes				
Property Tax by Jurisdiction	A. Agricultural and rural land credits		\$0.00	\$0.00	
	B. Other credits		\$0.00	\$0.00	
	5. Property taxes after credits		\$9,095.50	\$9,468.34	
	6. NICOLLET COUNTY		A. County	\$2,607.72	\$2,837.66
	7. CITY OF ST PETER			\$3,062.02	\$3,233.76
	8. State General Tax			\$352.63	\$345.98
	9. ISD 0508		A. VOTER APPROVED LEVIES	\$1,632.45	\$1,643.48
			B. OTHER LOCAL LEVIES	\$1,433.04	\$1,398.99
	10. Special Taxing Districts		A. CO HRA	\$0.00	\$0.00
			B. REGION NINE	\$7.64	\$8.47
			C. TAX INCREMENT	\$0.00	\$0.00
			D. CWAR	\$0.00	\$0.00
	11. Non-school voter approved referenda levies			\$0.00	\$0.00
	12. Total property tax before special assessments			\$9,095.50	\$9,468.34
	13. Special assessments			\$94.50	\$221.66
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$9,190.00	\$9,690.00	
Tax Amount Paid				\$0.00	

2

2nd Half Payment Stub - Payable 2026

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2026.

PIN: 19.412.3860
AIN: 1421206015
BILL NUMBER: 8280
TAXPAYER(S):

Paid By _____

C/O PETER TANIS
PIONEER CREEK CAPITAL LLC
PO BOX 159
MOUND MN 55364

Total Property Tax for 2026 \$9,690.00
2nd Half Tax Amount \$4,845.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$4,845.00
Balance Good Through 10/15/2026
Apartment Comm/Ind

MAKE CHECKS PAYABLE TO:

Nicollet County
501 S Minnesota Avenue
St Peter, MN 56082

1

1st Half Payment Stub - Payable 2026

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2026.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2026.

PIN: 19.412.3860
AIN: 1421206015
BILL NUMBER: 8280
TAXPAYER(S):

Paid By _____

C/O PETER TANIS
PIONEER CREEK CAPITAL LLC
PO BOX 159
MOUND MN 55364

Total Property Tax for 2026 \$9,690.00
1st Half Tax Amount \$4,845.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$4,845.00
Balance Good Through 05/15/2026
Apartment Comm/Ind

MAKE CHECKS PAYABLE TO:

Nicollet County
501 S Minnesota Avenue
St Peter, MN 56082