



FOR SALE

**STABLE 7-UNIT IN SOUTH MINNEAPOLIS
2641 GIRARD AVE SOUTH
MINNEAPOLIS, MN 55408**

Results
COMMERCIAL
RE/MAX RESULTS

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MINNEAPOLIS, MN 55408

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com





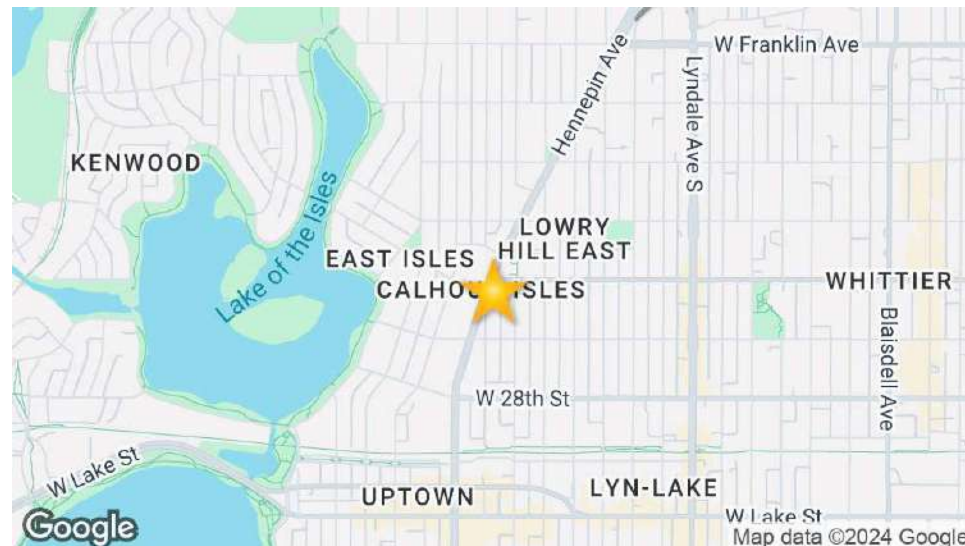
PROPERTY INFORMATION

2641
Girard

EXECUTIVE SUMMARY

2641 GIRARD AVE S
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OFFERING SUMMARY

Sale Price:	\$1,449,000
Building Size:	10,800 SF
Lot Size:	6,098 SF
Number of Units:	7
Cap Rate:	7.9%
NOI:	\$118,727
Year Built:	1910
Renovated:	2024
Zoning:	Urban Neighborhood 3
2024 Taxes:	\$21,359
Parking:	5 car parking lot in rear

PROPERTY OVERVIEW

Reduced Price! Fully leased with nearly an 8% Cap Rate! Several units were just renovated. Bring all offers to this 7-Unit Multifamily Building For Sale near the Lakes in South Minneapolis! Renovated & huge 3+ bedroom, 1,300+ square foot units. Beautiful hardwood floors, 3 season porches, exposed brick & great natural light throughout. Rear room off the kitchen could be a 4th bedroom, dining room, or office. One legal and large garden level unit. Coin-Op Laundry in the basement - one washer and one dryer. Total building size of about 10,800 square feet. Tenants pay all utilities and each unit has new separately metered high efficiency gas boilers for hot water baseboard heat. 5 off-street parking stalls for additional income. Contact Listing Brokers for tours and rent roll/expenses.

PROPERTY HIGHLIGHTS

- Several units recently renovated
- Huge 1,300 sf, 3+ Bedroom Units
- 5 car parking lot in rear
- Fully Leased ~7.9% Cap Rate

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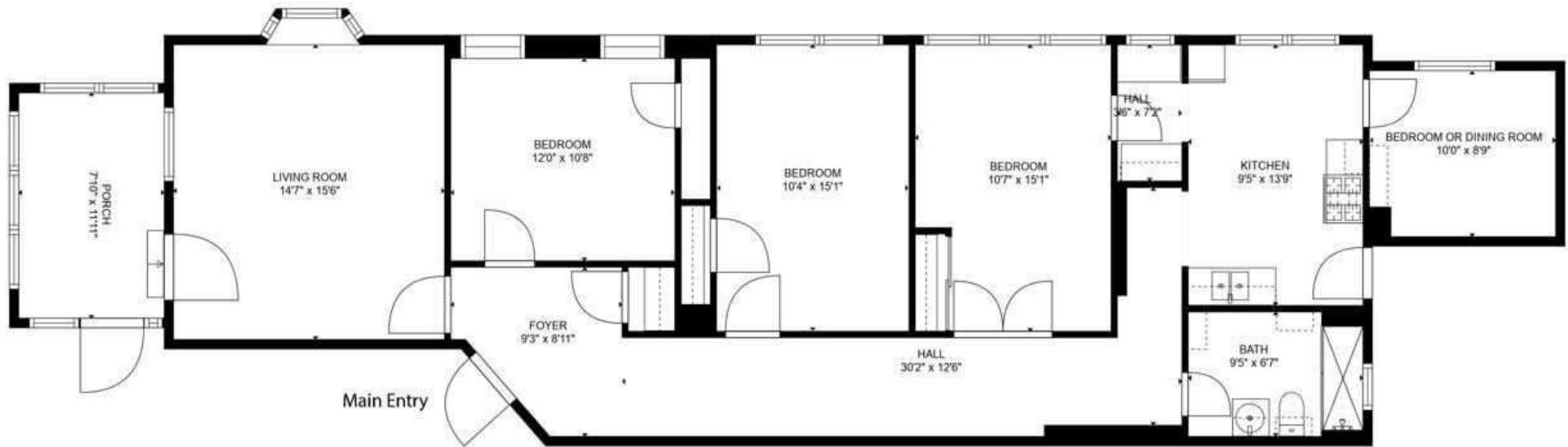
Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



FLOOR PLAN - APARTMENT #1

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TOTAL: 1311 sq. ft
FLOOR 1: 1311 sq. ft
EXCLUDED AREAS: PORCH: 93 sq. ft

Measurements are approximations deemed reliable but not guaranteed

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Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



ADDITIONAL PHOTOS - APARTMENT #1

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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ADDITIONAL PHOTOS - APARTMENT #2

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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ADDITIONAL PHOTOS - APARTMENT #2

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

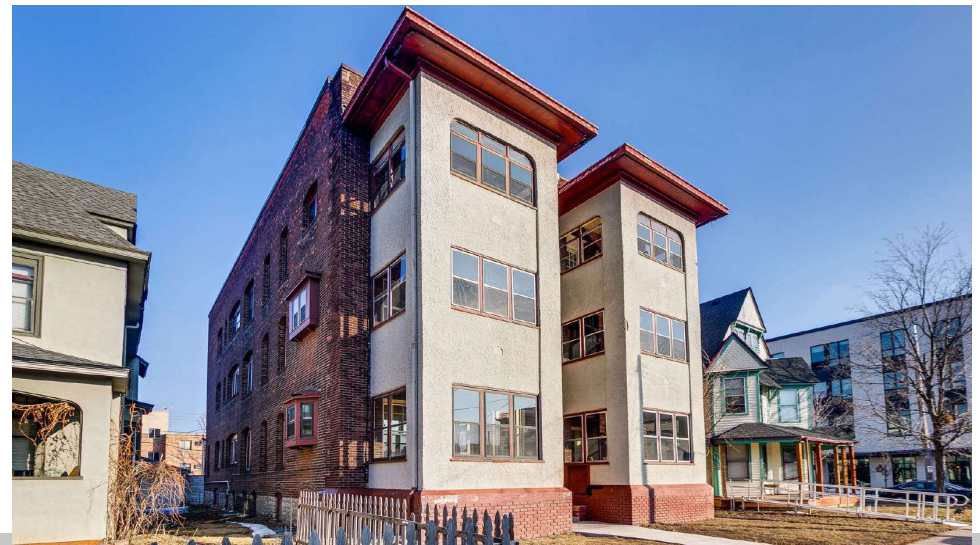
Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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ADDITIONAL PHOTOS - EXTERIOR

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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ADDITIONAL PHOTOS - DRONE

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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LOCATION INFORMATION



RETAILER MAP

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

ZONING - URBAN NEIGHBORHOOD 3

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ZONING DETAILS & PERMITTED USES

The UN3 Urban Neighborhood District allows predominantly moderate to large-scale residential uses near transit routes and METRO stations.

Permitted Uses:

https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOOOR_TIT20ZOCO_CH545USRE_ARTIPRUS_545.100USTA

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com





2641 Girard

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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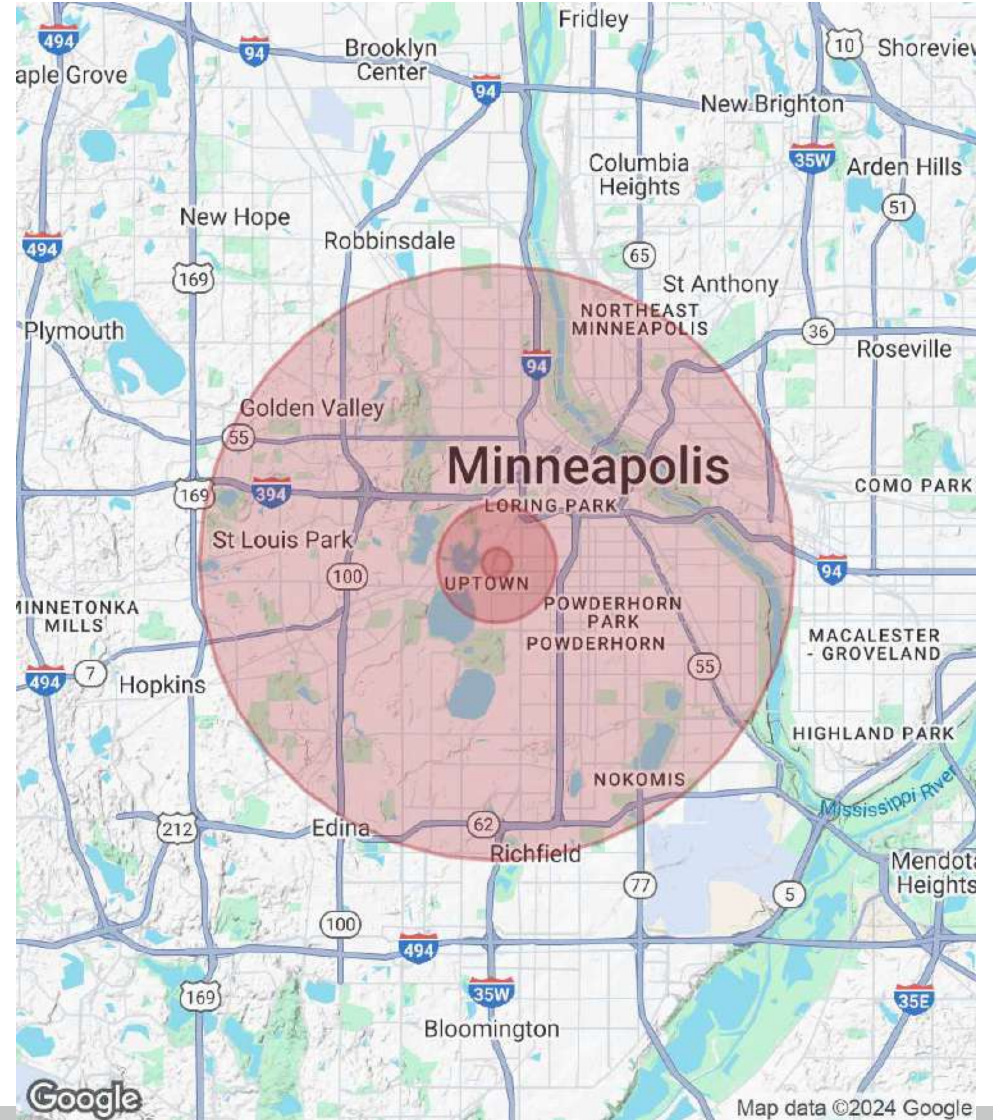
POPULATION

	0.25 MILES	1 MILE	5 MILES
Total Population	2,849	36,501	489,658
Average Age	31.8	31.3	34.9
Average Age (Male)	33.9	31.9	34.4
Average Age (Female)	31.0	31.6	35.5

HOUSEHOLDS & INCOME

	0.25 MILES	1 MILE	5 MILES
Total Households	1,700	21,321	223,042
# of Persons per HH	1.7	1.7	2.2
Average HH Income	\$98,089	\$88,723	\$94,917
Average House Value	\$367,605	\$308,923	\$286,181

2020 American Community Survey (ACS)



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