

360 Property View

820 N 6th Street, Montevideo, MN 56265-4000

**Multi-Family
Duplex Up and Down**

List #: **7059455**
Status: **Active**

List Price: **\$175,000**
Orig List Pr: \$175,000



Property ID: [703200810](#)
Garage Stalls: **2**
Year Built: **1940**

Stories: **One and One Half**
Constr Status: **Previously Owned**
Foundation Sz: **816**
Foundation Dim: **24x36**
Abv Grd Fin SF: **1,632**
Bel Grd Fin SF: **816**
Total Fin SF: **2,448**

Units: **2**
Total Bed/Bath: **3/2**
Tax Year: **2026**
Tax Amount: **\$2,534**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$2,534**
Assess Pend: **Unknown**
Homestead: **No**
Assoc Fee:
County: **Chippewa-MN**
Postal City: **Montevideo**
Municipality: **Montevideo**
Listing City: **Montevideo**

School Dist: [129 - Montevideo \(320-269-8833\)](#)

Acres/Sqft: **0.137/6,098**
Lot Size: **120x50x120x50**
Year/Seasonal: **Yearly**
List Date: **04/20/2026**
Rcvd by MLS: **04/21/2026**

Water Name:
Water Type:

[DOM:](#) **8**
[CDOM:/PDOM:](#) **106/8**

Directions: **(Starting from Hwy 7 in Montevideo) From Hwy 7 go North to 6th St. Home will be on the right.**

General Information

Legal Desc: **MOYERS, DR 2ND ADDITION LOT 2 BLOCK 8**
Land Lease?: **No** Rental License:
Fract Ownr: **No**
Comp/Dev/Sub: **Moyers, Drive 2nd Add**
Zoning: Accessibility: **None**

Remarks

Agent: **24 Hour advanced notice to the tenants required for showings - Per MN Law. Reach out to listing agent Dylan Maitland at dylan@dylanmaitland.com for more information and property financials. There may be delays in requests for showing that come in at night or over the weekend.**

Public: **Fully leased and well maintained, this duplex offers a strong investment opportunity in a charming residential neighborhood. Each unit is currently rented at \$850/month. The main-level unit features 1 bedroom and 1 bathroom, with front entry access and convenient street parking. The upper-level unit offers 2 bedrooms and 1 bathroom, along with a private rear entrance and exclusive use of a detached 2-car garage. The upper unit is currently on a month-to-month lease. The unfinished basement provides shared laundry for the upper unit and offers potential for additional value or storage. With great curb appeal, a quiet setting, and a history of consistent occupancy, this property is a turnkey addition to any investor's portfolio.**

Structure Information

Heat: **Forced Air** Basement: **Full**
Fuel: **Natural Gas** Exterior: **Vinyl**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**
Garage: **2**
Parking: **Detached Garage**

Finished SqFt	Total SqFt	Garage:	2
Abv Gd: 1,632	Abv Gd: 1,632	Garage Dim:	20x22
Blw Gd: 816	Main Fl: 816	Garage SF:	440
	Blw Gd: 816		
Total: 2,448	Total: 2,448		

Features

Laundry Features: **In Basement, Common Area**

Unit Type 1		Unit Leased: Yes	Lease Expiration Date:
Units Like This: 1	Total Rooms: 5	Monthly Expense: \$0	
Total Beds: 2	Total Baths: 1 Full:1 3/4:0 1/2:0 1/4:0	Monthly Rent: \$850	
Bath Char:	Fireplaces:	Annual Rent: \$10,200	
Fireplace Char:	Fireplace Char:	Finished SqFt: 610	
Appliances:	Appliances:	Oth Park Spaces:	
Family Room:	Family Room:	Air Conditioning:	
Amenities:	Amenities:		
Special Search:	Special Search:		
Dining Room:	Dining Room:		
Room	Level	Dimen	Room
Living Room	Main	15.3x13.7	Dining Room
Kitchen	Main	11.3x8.5	Bedroom 1
			Main
			12.7x9.1

Unit Type **2**

Units Like This: **1**
 Total Rooms: **5**
 Total Beds: **1**
 Total Baths: **1 Full:1 3/4:0 1/2:0 1/4:0**
 Bath Char:
 Fireplaces:
 Fireplace Char:
 Appliances:
 Family Room:
 Amenities:
 Special Search:
 Dining Room:

Unit Leased: **Yes** Lease Expiration Date:
 Monthly Expense: **\$0**
 Monthly Rent: **\$850**
 Annual Rent: **\$10,200**
 Finished SqFt: **695**
 Oth Park Spaces:
 Air Conditioning:

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
Kitchen	Upper	11.4x8.5	Bedroom 2	Upper	13.7x8.8
Bedroom 3	Upper	13.4x8.4			

Financial

List Type: **Exclusive Right** Lockbox Type: Lockbox Source:
 Sellers Terms: **Cash, Conventional, FHA, Other, VA**
 Assume Loan: **Not Assumable** Listing Conditions: **Standard**

Expenses & Income

Expenses

Owner Expense: **Electric, Fuel, Gas, Sewer, Trash, Water**

Annual Expenses

Electric: \$0	Fuel: \$0	Insurance: \$0	Maintenance: \$0
Repair: \$0	Trash: \$0	Water/Sewer: \$0	Manager: \$0
Gross Expense: \$0		Operating Expense: \$0	

Annual Income

Annual Gross Inc: \$0	Monthly Misc: \$0
Annual Net Inc: \$0	Annual Misc: \$0

Agent/Office Information

Listing Agent: **[Dylan A Maitland](#) 612-423-1841** Appointments: **[ShowingTime](#)**
 Listing Office: **[RE/MAX Results](#)** Office Phone: **763-235-7000**

MLS #: **7059455** [820 N 6th St., Montevideo, MN 56265-4000](#)