

619 Blondeau St – Updates & Additional Info

Building is in the "Opportunity District" and will qualify for tax breaks and lenders should have first time buyer grants.

All the kitchen appliances will convey.

Roof new 2017 - 40 year rubber roof.

Business & apartment ceilings have been dropped 3 foot to house the HVAC system and new wiring.

3 New Furnaces in 2025

New carpet on 3rd floor 2025

All units have separate meters, except the apartment is shares with the 3rd floor.

All units have their own furnace, a/c, and water heater.

New sewer lines from the building to the city sewer.

Elevator just had \$10,000 in updates and has a monthly rental fee for the phone

Just passed the fire safety inspection July 2025

Landlord pays all water - \$150/month

Landlord pays all trash - \$125/month

All tenants pay their own electricity.

Monthly Rents

Gemini Travel - \$650 Month to Month

Birthright - \$350 Month to Month (current owner claims this as a write-off)

Magnolia - \$350 Month to Month

Studio 11 – 400 Month to Month

Suite Escape - \$600 Month to Month

Family First - \$900 Lease is up 12/31/25 with a right to renew for 5 years

Heather Brown Massage Therapist - \$275 Month to Month