



kww KELLER WILLIAMS.
PREMIER REALTY



**194 Lexington Pkwy N, Saint Paul, MN
55104**

4 UNIT MULTIFAMILY IN THE SUMMIT-UNIVERSITY NEIGHBORHOOD

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Located in Saint Paul's historic Summit-University neighborhood, 194 Lexington Pkwy N is a classic 1922 brick four-plex that offers a rare opportunity to live in one of the city's most charming and walkable neighborhoods while building long-term wealth. Four spacious 1BR/1BA units feature original hardwood floors, arched doorways, and abundant natural light — the kind of character that attracts quality tenants and keeps them.

Summit-University continues to see steady appreciation driven by its proximity to Grand Ave shops, Selby Ave restaurants, Victoria Park, and quick access to I-94 and downtown Saint Paul. This is a property where your home and your investment grow together.

Investment Potential

	Current	Market
Unit 1	\$1,100	\$1,200
Unit 2	\$1,108	\$1,200
Unit 3	\$1,100	\$1,200
Unit 4	\$1,000	\$1,200



***With current rents sitting 17% below market**

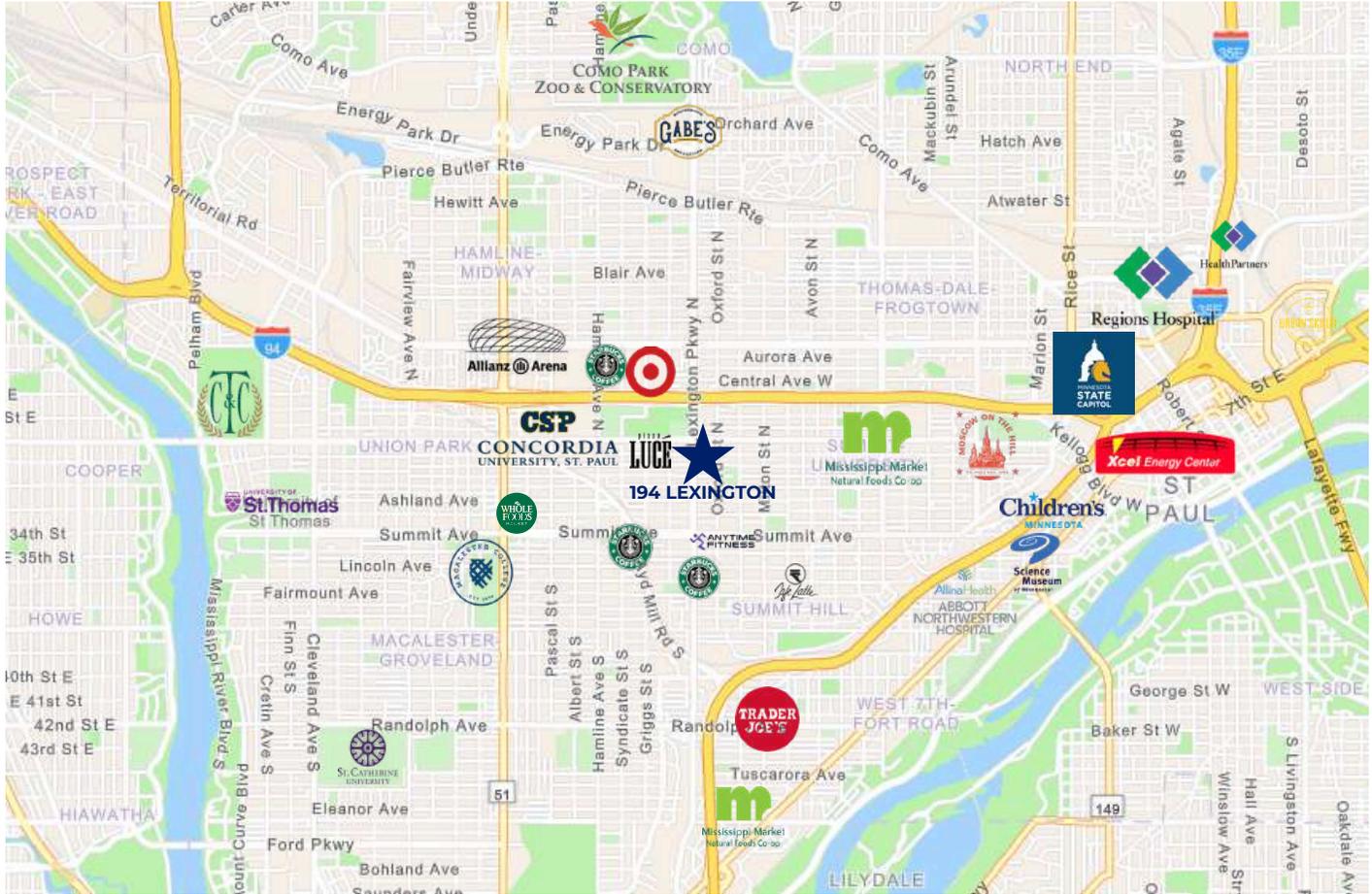
House Hack Opportunity

This property qualifies for FHA, VA, and conventional residential financing, meaning you can get in for as little as 5% down. Live in one unit, let the other three tenants subsidize your mortgage, and enjoy one of Saint Paul's most walkable and charming neighborhoods while you build equity. As leases turn over, you can bring rents to market and steadily grow your income — a true house-hack with long-term upside.

History Preserved

This property has been under the same ownership for over 20 years. Within that duration of ownership, the property has been meticulously cared for. While items like the boiler and roof are older they have been well maintained. Each year the owner has services the boiler and put a new protective coating on the roof to ensure they remain in good working condition.







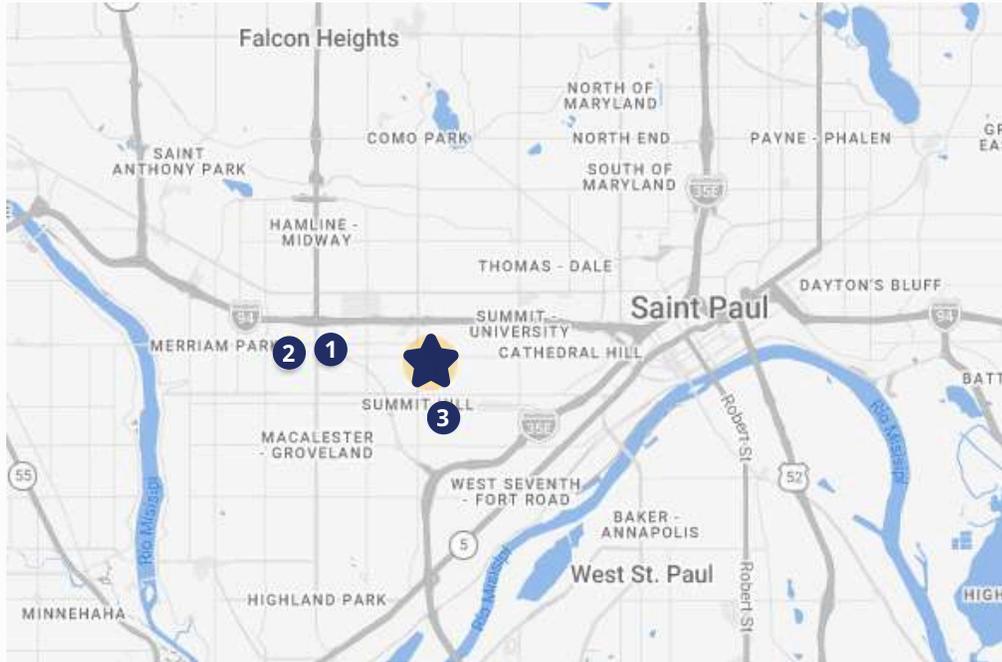
Financial Analysis	2025 P&L
GROSS RENT	\$57,696
OTHER INCOME	-
EXPENSES	
Taxes	\$9,050
Insurance	\$3,468
Trash	\$1,100
Utilities	\$3,616
Water	\$3,066
Lawn & Snow	\$600
Maintnance	\$850
Managment	\$750
Total	\$22,500
Net income	\$29,196
Operating Expense Ratio	50%

COMPARABLES



ADDRESS	194 LEXINGTON PKWY N, SAINT PAUL MN 55104	184 SARATOGA ST N, SAINT PAUL, MN 55104	1702 SELBY AVE, SAINT PAUL, MN 55104	971 GOODRICH AVE, SAINT PAUL, MN 55105
DATE SOLD	-	12/3/2025	4/12/2023	7/17/23
YEAR BUILT	1922	1917	1919	1916
UNITS NUMBER	4	4	4	4
PRICE	\$499,999	\$489,000	\$636,000	\$890,000
PRICE PER UNIT	\$124,999	\$122,250	\$159,000	\$222,500

COMPARABLES LOCATION



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SAINT PAUL MN 55104**



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REVOLUTION
-REALTY GROUP-

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