

5035 3rd St. NE,
Fridley, MN 55421

5035 APARTMENTS

For Sale : Undisclosed



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FORWARD-LOOKING STATEMENTS & MARKET CONDITIONS

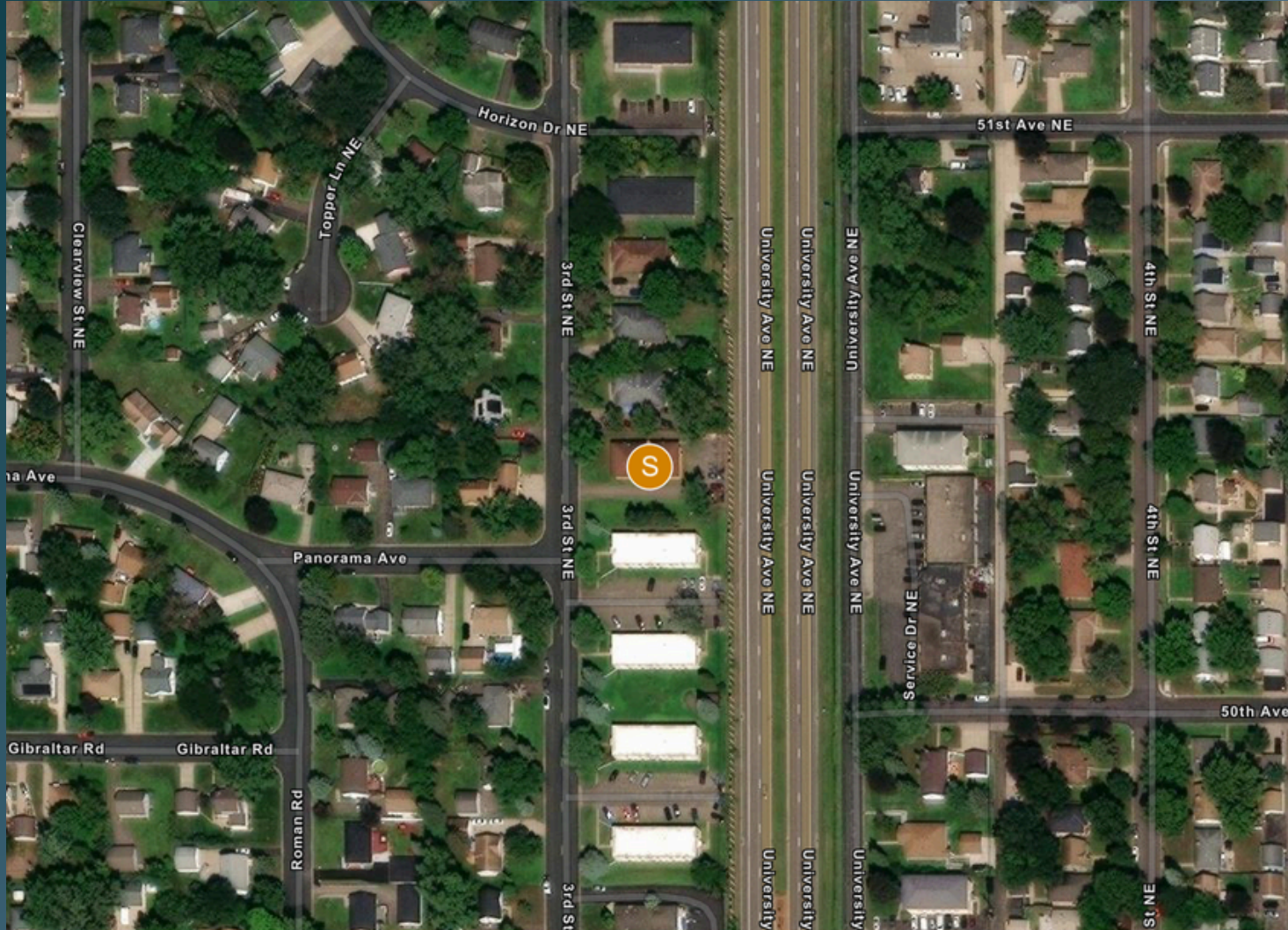
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Summary

5035 3rd Street NE is a well-maintained seven-unit multifamily apartment property located in Fridley, Minnesota. The asset consists entirely of seven one-bedroom apartment units, offering a simple, efficient unit mix well suited for long-term rental demand and streamlined operations. The property has seen several recent capital improvements, including a newly installed roof, new mini-split heating and cooling systems throughout, and newer windows, collectively supporting reduced near-term capital needs and improved energy efficiency. Units are in solid condition, and the property includes ample off-street parking and on-site storage, enhancing tenant functionality.

Located in an established residential area with convenient access to major roadways, employment centers, and daily amenities, 5035 3rd Street NE is well positioned as a conventional multifamily rental asset. With in-place income, recent mechanical and exterior upgrades, and a straightforward operating profile, the property presents a stable investment opportunity for multifamily buyers.

Investment Highlights

- Located in the high-demand Fridley submarket, offering long-term rental stability and consistent tenant demand
- Seven (7) updated one-bedroom apartment units with an efficient, easy-to-manage unit mix
- New roof recently installed, reducing near-term capital expenditure risk
- New mini-split heating and cooling systems in all units, a rare and highly attractive feature for comparable small multifamily assets
- Newer windows and updated mechanical systems, supporting energy efficiency and lower operating costs
- Modern interior finishes with strong in-place condition across all units
- Ample off-street parking, on-site storage, and a functional office space, enhancing operational efficiency and tenant convenience



7 UNITS

7 One Bedrooms

1 Office

County	Anoka
Market	Fridley
GBA	6,284 SF
Land SF	12,994 SF
Land Acres	0.30
Number of Units	7
Parking	8 Off-Street
Year Built	1959
Stories	2
# of Buildings	1
Foundation	Poured Concrete
Exterior	Brick
Price	\$Undisclosed



Average Rent | \$1,100

Utilities

Water	Landlord
Trash	Landlord
Gas	Landlord
Electric	Tenant

Zoning

R-3 - General Multiple Dwelling
District

1 Mile Demographics

2024 Population	10,916
2025 Median HH Income	\$66,197
Average HH Size	2



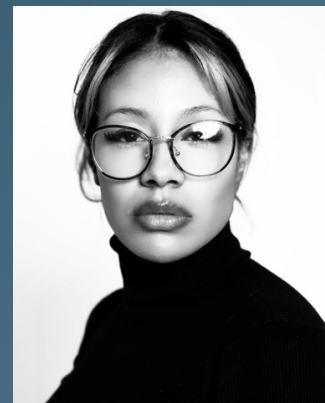






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