



Two-Unit Duplex Near Downtown 304 7TH ST NW, Rochester, MN, 55901

Sale Price	\$240,000
Property Tax	\$3,382
Year Built	1880
Property Size	1,536 SF

- Great Walkability
- Prime Location Near Downtown Rochester
- Classic Up/Down Duplex
- Investor or Owner Occupant Potential



Dylan Carty

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Two-Unit Duplex Near Downtown

304 7TH ST NW ROCHESTER, MN 55901



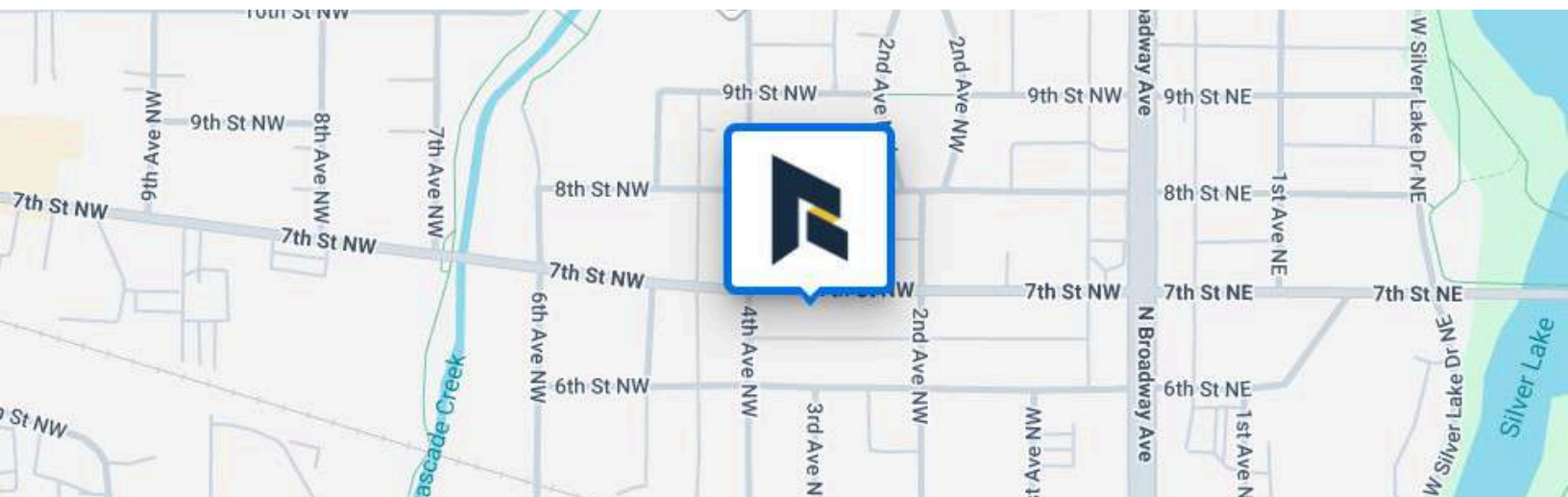
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Don't miss this rare opportunity to own a duplex just blocks from Downtown Rochester and the world-renowned Mayo Clinic. This classic up/down duplex features two separate units and will be delivered vacant, offering immediate flexibility for leasing, repositioning, or owner occupancy. It's an ideal option for owner-occupants looking to offset housing expenses while building long-term equity. Whether you're seeking a strategic addition to your investment portfolio or a live-in/income property, 304 7th St NW delivers on walkability, diversified income potential, and long-term growth.



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