

MULTIFAMILY FOR SALE

OFF-MARKET | 58TH STREET 10 UNIT

3114 E 58th St, Minneapolis, MN 55417



PROPERTY DESCRIPTION

This is your opportunity to add to your rental portfolio or to begin with this solid, 1960-built brick & stucco property. 7+ Cap Rate!

Nine, One-Bedrooms and
One, Two-Bedroom units in this building (600 & 800 SF).

Tenants pay:
Electric

Owner pays:
Fuel, Insurance, Janitorial, Lawn/Snow, Maintenance/Repairs,
Taxes, Trash & Water/Sewer.
E-sign the Confidentiality Agreement for Rent Rolls & Operating
Expenses.

* Complete the online Confidentiality Agreement for access to
Rent Rolls & Operating Expense data.

OFFERING SUMMARY

| | |
|------------------|---|
| Sale Price: | Negotiable |
| Number of Units: | 10 |
| Lot Size: | 0.27 Acre |
| Building Size: | 11,843 SF |
| Broker Contacts: | Michael Provence: 651.983.6292 Chad Heer: 612.963.5147 |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 5,023 | 155,916 | 513,181 |
| Total Population | 11,681 | 357,311 | 1,167,666 |
| Average HH Income | \$98,453 | \$95,457 | \$93,740 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAD HEER
CCIM I Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

MULTIFAMILY FOR SALE

OFF MARKET 58TH STREET 10 UNIT

3114 E 58th St, Minneapolis, MN 55417



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAD HEER

CCIM I Managing Director & Broker

O: 612.963.5147

C: 612.963.5147

chadheer@kwcommercial.com

KW COMMERCIAL

2660 Arthur Street

Roseville, MN 55113

MULTIFAMILY FOR SALE

OFF MARKET 58TH STREET 10 UNIT

3114 E 58th St, Minneapolis, MN 55417



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

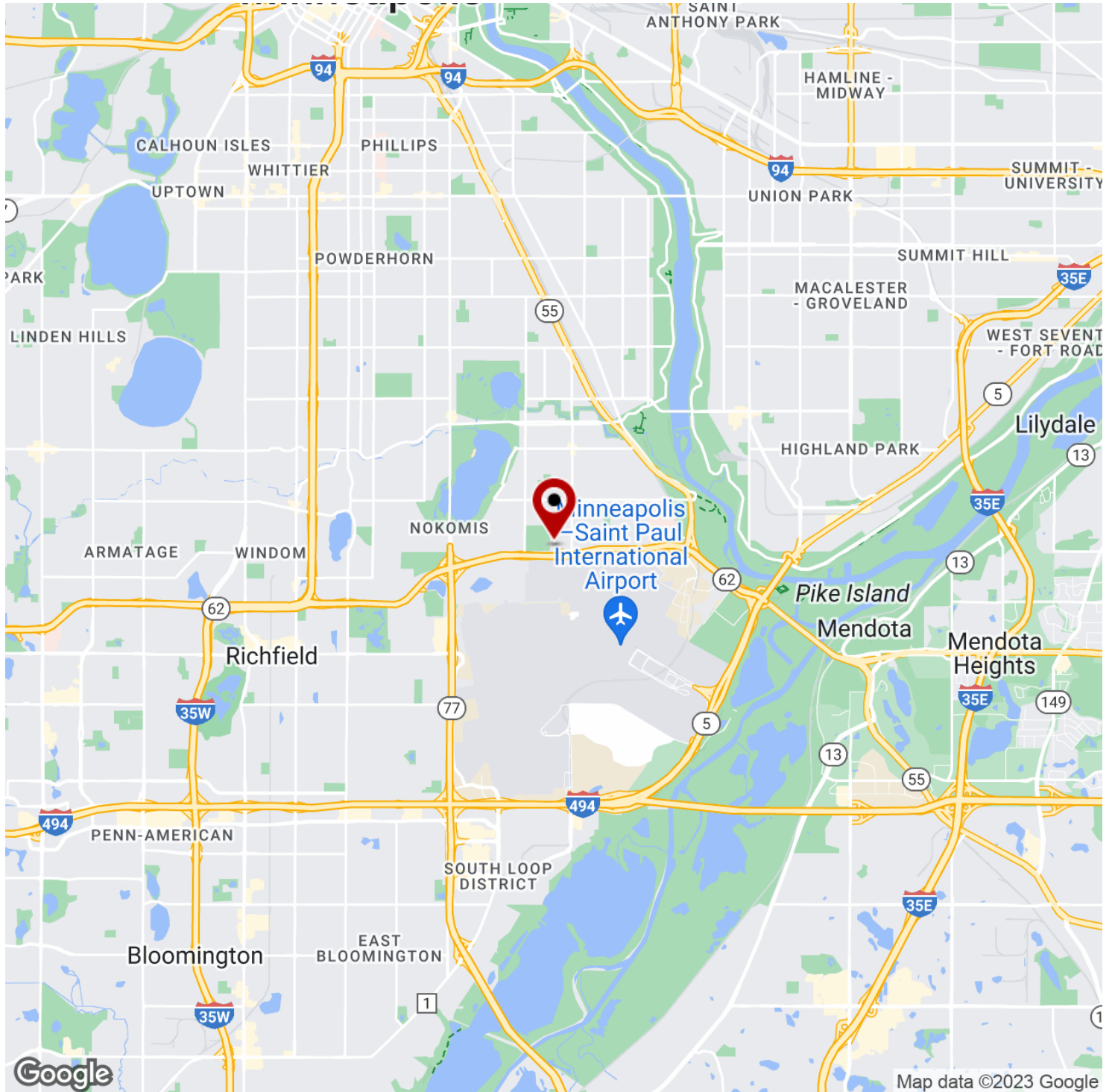
CHAD HEER

CCIM I Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

OFF MARKET 58TH STREET 10 UNIT

3114 E 58th St, Minneapolis, MN 55417



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAD HEER

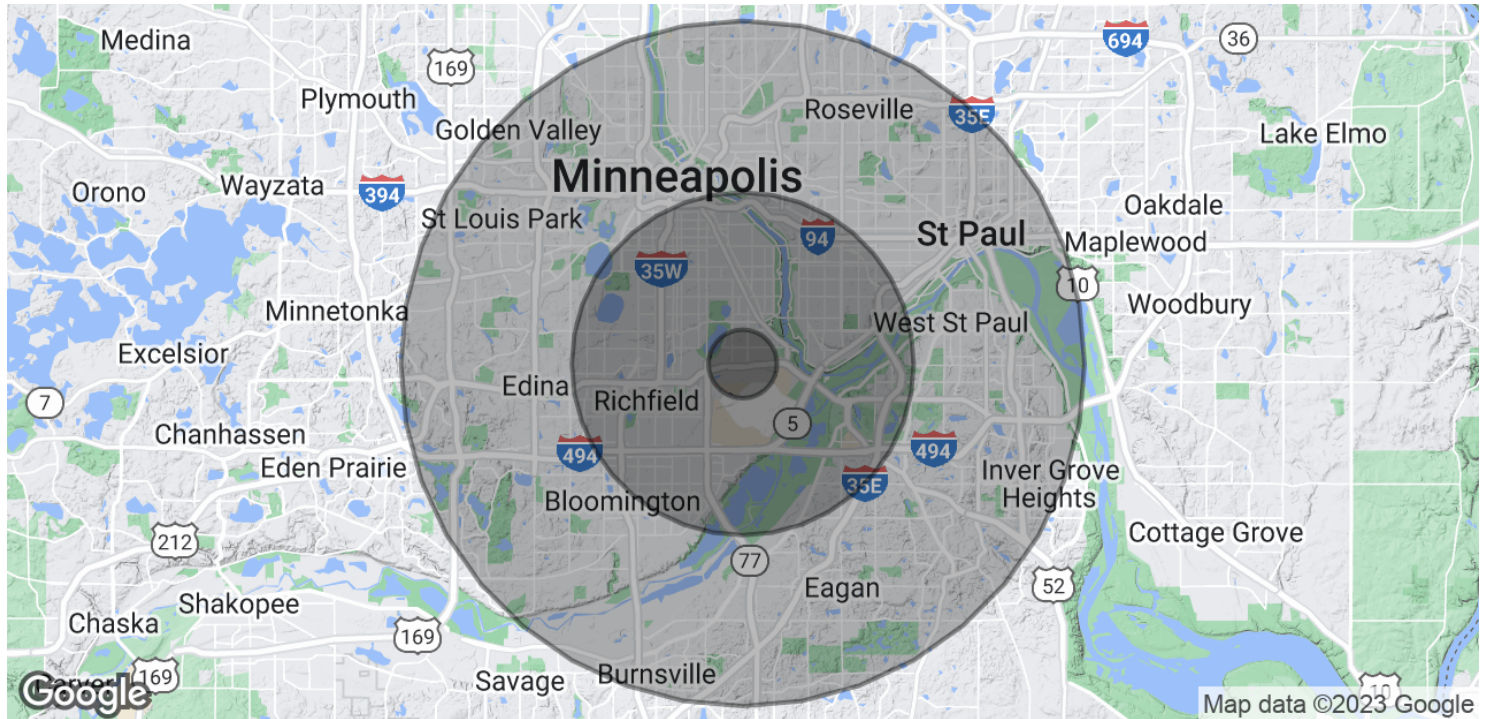
CCIM I Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

KW COMMERCIAL

2660 Arthur Street
Roseville, MN 55113

OFF MARKET 58TH STREET 10 UNIT

3114 E 58th St, Minneapolis, MN 55417



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 11,681 | 357,311 | 1,167,666 |
| Average Age | 35.6 | 36.2 | 36.9 |
| Average Age (Male) | 36.1 | 35.8 | 36.0 |
| Average Age (Female) | 35.5 | 36.8 | 37.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 5,023 | 155,916 | 513,181 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$98,453 | \$95,457 | \$93,740 |
| Average House Value | \$301,883 | \$286,125 | \$272,310 |

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAD HEER
CCIM I Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113