

Victory Square North For SALE \$87,777



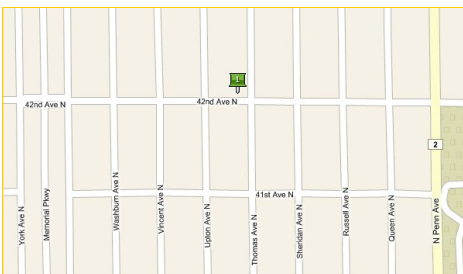
**2606-42nd Ave N
Minneapolis, MN**

Multi Tenant, Multi-Use On Convenient Corner Bus Line

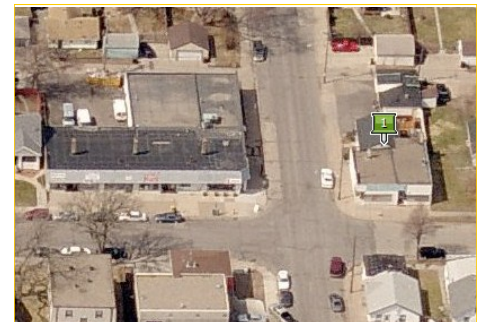


Good multi-use investment property in a quiet residential neighborhood. Corner access to the Route 19 Transit line.

This commercial building/single family residence property can be used for a live/work lifestyle or leased out to up to four commercial tenants and one residential tenant. The detached double garage is insulated and offers another leasing opportunity. All units have separate utilities.



- Up to four commercial units
- Detached garage—
24x38 SF and heated !
- Large, commercial building
basement—lease for storage!
- Single family residence
- Adjacent off-street parking



Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

Ron Touchette, Broker
612.227.6163

ron@rocksolidcommercial.com

Kurt Nowacki, Realtor®
612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette, Realtor®
612.685.2237

matt@rocksolidcommercial.com

Contact:

Ron Touchette Broker
612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

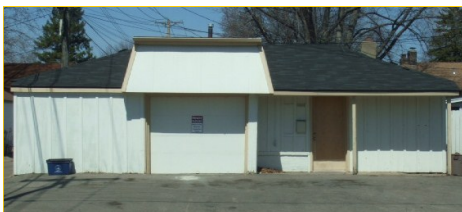
Victory Square North For SALE \$87,777

Extremely versatile multi-use commercial/residential property with great income potential.

This neat well-kept property is ideally located on a busy corner in a great residential area. Structural highlights include hardwood floors, a newer roof and a 2,000SF ready to lease commercial basement. The adjacent single family home has an attractive front with a canopy-covered entrance and private driveway.

**2606-42nd Ave N
Minneapolis, MN**

Site Data



Listing Price:	\$87,777	
Includes:	Building, land	
Location:	2606 42 nd Ave N, Minneapolis, MN 55412	
PID Number:	0502924120186	
2010 Total Tax:	\$6,677.16	
Legal Description:	Lot 014 Block 005 Victory Park Addn to Mpls	
Zoning:	Business/Commercial Residential-Single	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Electric	Xcel Energy
	Gas	Centerpoint Energy
Number of Buildings:	2	
Number of Units:	Commercial	3
	Residential	1
Foundation Size:	2,540SF	
Lot Size	46.60 x 126.60	
Building Type:	Cement board, metal/vinyl	
Year Built:	1923	
Parking:	Two vehicle garage Lot with eight spaces	
Occupied:	Fully leased	
Neighboring:	Neighborhood Commercial and Residential	
General:	Multi tenant investment property. Utilities separate. Busy corner location in a great residential area. Newer roof. HW floors. Includes a 2 bedroom, 1 bath home that can be used as residence or office and a 24x38 heated garage.	

Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

Ron Touchette, Broker
612.227.6163

ron@rocksolidcommercial.com

Kurt Nowacki, Realtor®
612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette, Realtor®
612.685.2237

matt@rocksolidcommercial.com

Contact:

Ron Touchette Broker
612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Victory Square North For SALE \$87,777

**2606-42nd Ave N
Minneapolis, MN**

Demographics

Community-at-a-Glance

County Seat:
Hennepin

Population:
25,010

Median Age:
30.0

Average Family Size:
3.55

Median Single Family
Home Value:
\$80,200

Median Household Income:
\$38,818

Commute Time (minutes):
25.2

General Characteristics	Number	Percentage
Total population	25,010	—
<i>Male</i>	12,056	48.2
<i>Female</i>	12,954	51.8
Median age (years)	30.0	—
<i>Under 5 years</i>	2,124	8.5
<i>18 years and over</i>	16,580	66.3
<i>65 years and over</i>	1,971	7.9
Average household size	2.83	—
Average family size	3.55	—
Total housing units	9,217	—
Social Characteristics	Number	Percentage
Population 25 years and over	14,237	—
<i>HS graduate or higher</i>	11,145	78.3
<i>Bachelor's degree or higher</i>	2,508	17.6
Male, now married	3,424	41.1
Female, now married	3,484	37.1
Economic characteristics	Number	Percentage
In labor force	11,659	67.5
Mean travel time to work (minutes)	25.2	—
Median household income (dollars)	38,818	—
Median family income (dollars)	42,724	—
Per capita income (dollars)	16,250	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,294	—
<i>Median value (dollars)</i>	80,200	—
Median of selected monthly owner costs with mortgage (dollars)	800	—

*2000 US Census Data

Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

Ron Touchette, Broker
612.227.6163

ron@rocksolidcommercial.com

Kurt Nowacki, Realtor®

612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette, Realtor®

612.685.2237

matt@rocksolidcommercial.com

Contact:

Ron Touchette Broker
612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Victory Square North For SALE \$87,777

**2606-42nd Ave N
Minneapolis, MN**



Perfect opportunity to Own a live/work environment or invest in a versatile rental property.

Don't pass up this chance to acquire a conveniently located, well-maintained multi use property. This corner fully leased property with busy street visibility on both streets has enormous potential, short term cash flow & long term upside opportunity!

- **Up to four leasable units including two storefronts**
- **2,000 SF commercial basement area with multiple access and very usable**
- **Single family residence can be leased as residential or commercial**
- **Insulated, heated double garage and private off-street parking lot**

Call today and schedule your personal showing.

Leaseholds

Unit #	SF	Availability	Monthly Rent
4201	1,000	Leased	\$ 1,000.00 + utilities
4203	1,000	Leased	\$ 1,000.00 + utilities
2604 (Residential)	800	Leased	Included with Commercial
2606	800	Leased	\$ 350.00 + utilities
Total Rentable SF	3,600	Total Monthly Income	\$ 2,350.00 Gross + Utilities

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.
Copyright 2011 ROCK SOLID Commercial.

Last Updated: Friday, March 11, 2011



Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

Ron Touchette, Broker
612.227.6163

ron@rocksolidcommercial.com

Kurt Nowacki, Realtor®
612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette, Realtor®
612.685.2237

matt@rocksolidcommercial.com

Contact:

Ron Touchette Broker
612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771