

# Victory Square North \$157,777



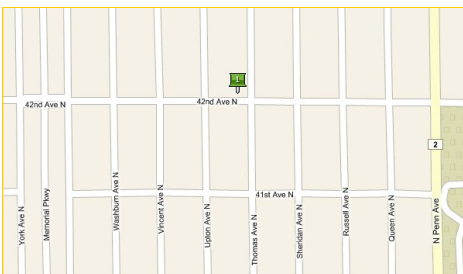
**2606-42nd Ave N  
Minneapolis, MN**

## Multi Tenant, Multi-Use On Convenient Corner Bus Line

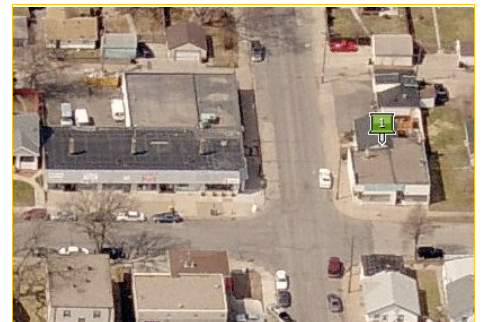


Good multi-use investment property in a quiet residential neighborhood. Corner access to the Route 19 Transit line.

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



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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.

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Minneapolis, MN**

## Site Data



<b>Listing Price:</b>	\$157,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	2606 42 <sup>nd</sup> Ave N, Minneapolis, MN 55412	
<b>PID Number:</b>	0502924120186	
<b>Legal Description:</b>	Lot 014 Block 005 Victory Park Addn to Mpls	
<b>Zoning:</b>	Business/Commercial Residential-Single	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Electric	Xcel Energy
	Gas	Centerpoint Energy
<b>Number of Buildings:</b>	2	
<b>Number of Units:</b>	Commercial	3
	Residential	1
<b>Foundation Size:</b>	2,540SF	
<b>Lot Size</b>	46.60 x 126.60	
<b>Building Type:</b>	Cement board, metal/vinyl	
<b>Year Built:</b>	1923	
<b>Parking:</b>	Two vehicle garage Lot with eight spaces	
<b>Occupied:</b>	Fully leased	
<b>Neighboring:</b>	Neighborhood Commercial and Residential	
<b>General:</b>	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.	

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## 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

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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.

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