

Victory Square North



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

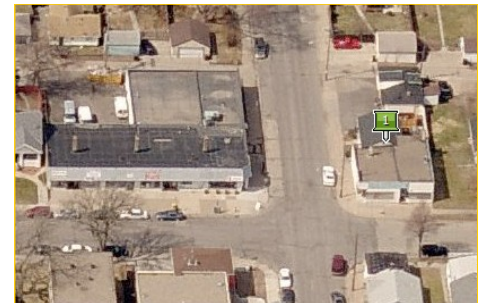
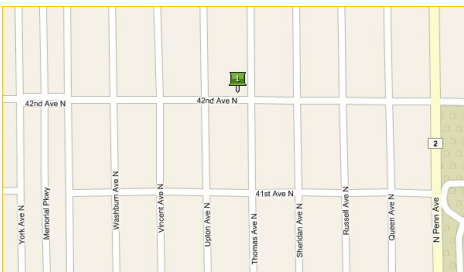
Multi Tenant, Multi Use On Convenient Corner Bus Line



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
- Large, commercial building basement—lease for storage!
- Single family residence
- Detached 24x38 heated garage
- Adjacent off-street parking
- Corner Visibility



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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 hard wood 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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Site Data



Listing Price:	\$297,777	
Includes:	Building, land	
Location:	2606 42 nd Ave N, Minneapolis, MN 55412	
PID Number:	0502924120186	
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	4
	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 four spaces	
Occupied:	Partially	
Neighboring:	Commercial and residential	
General:	Possible 4 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 create a live/work environment or invest in a versatile rental property.

Don't pass up this chance to snap up a conveniently located, well-maintained multi use property. This property has enormous potential regardless of your long term plans.



- Up to four leasable units including two storefronts
- 2,000 SF leasable commercial basement
- Single family residence can be leased as residential or commercial
- Insulated, heated double garage and small private parking lot

Contact Ron Touchette at 612.685.0373.

Leaseholds

Unit #	SF	Availability	Base Rent Rate	Cam & Taxes/SF
4201	1,000	Available	\$ 8.00 SF	\$ 4.53
4203	1,000	Available	\$ 8.00 SF	\$ 4.53
Commercial Basement	2,000	Available	\$ 2.50 SF	\$ -
2604	800		Leased	\$ -
2606	800	Available	\$ 500.00GR	\$ -
Total Rentable SF	5,700			

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