

216-218 S. Minnesota Ave.



DOWNTOWN ST.PETER OFFERS INVESTORS AN OPPORTUNITY TO ACQUIRE A UNIQUE ALL BRICK 8-UNIT MIXED-USE PROPERTY !! THIS BUILDING FEATURES 2-MAIN FLOOR RETAIL /OFFICE UNITS AND SIX LOFT STYLE APARTMENTS ON THE 2<sup>ND</sup> & 3<sup>RD</sup> FLOORS. THE EXTERIOR HAS NEWER WINDOWS & AWNINGS. MAIN FLOOR HAS TIN CEILINGS.




**ACF Apartment**  
— CASH FLOW, INC. —

**Nathan Opatz**  
MULTI-FAMILY BROKER

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## PROPERTY DETAILS

216 & 218 S. Minnesota Ave., Saint Peter, MN 56082

Sales Price \$900,000.00

Price per Unit \$ 112,500 / Unit

Unit Mix 2 – Main Floor Retail / 1,540 SqFt. Each Side  
6 - Apartments / Varying Between Studio-2BD

Property ID # PID #19-412-3860 (Nicollet County) / 0.16 Acres

Roof Roof was Replaced in 1998 / Flat Roof w/ Slow Pitch

Property Type Three Story / All Brick Exterior  
Built 1890 / Lot Size 44 x 155

Parking Parking Lot in Rear with Parking Spaces & Garage

Laundry Coin Operated Washer & Dryer / Owned

Utilities Apartment Tenants Pay their Unit Electric & Owner Pays for Gas, Heat, Common Electric, Water & Sewer, and Trash. The Two Commercial Tenants Pay Their Own Utilities Plus an Extra \$50 Per Month For Trash.



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.  
No legal obligation shall arise by reason of the distribution of this summary statement.

## PROPERTY RENT ROLL

216 & 218 S. Minnesota Ave., Saint Peter, MN 56082

<u>UNIT</u>	<u>TYPE</u>	<u>SQFT</u>	<u>RENT</u>	<u>LEASE</u>	<u>MARKET</u>
216	Alteliér Creative	1,540 SQFT	\$2,050.00	7/31/2028	\$2,200.00
218	Crest Martial Arts	2,020 SQFT	\$2,050.00	5/31/2027	\$2,200.00
Apt.1	1BD, 1BA	SQFT	\$900.00	Monthly	\$ 950.00
Apt.2	1BD, 1BA	SQFT	\$800.00	Monthly	\$ 950.00
Apt.3	1BD, 1BA	SQFT	VACANT		\$ 950.00
Apt.4	1BD, 1BA	SQFT	\$875.00	Monthly	\$ 950.00
Apt.5	LOFT, 1BA	1,600 SQFT	VACANT		\$ 1,500.00
Apt.6	2BD, 1BA	SQFT	\$1,025.00	Monthly	\$ 1,500.00
<b>TOTALS</b>			<b>\$7,295</b>		<b>\$11,200</b>

## PROFORMA STATEMENT

### INCOME:

SCHEDULED ANNUAL INCOME	\$121,800.00	@ Current Rents
LESS VACANCY (2.0%)	\$ 2,436.00-	*Historically Low
LAUNDRY INCOME	\$ 900.00	*Laundry Owned - \$75/month

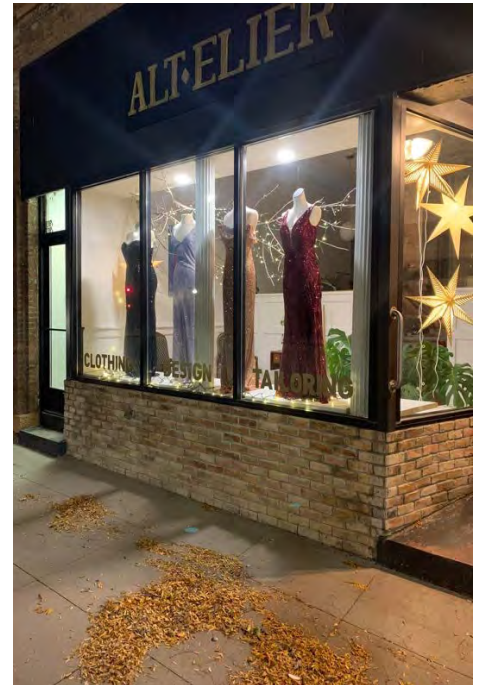
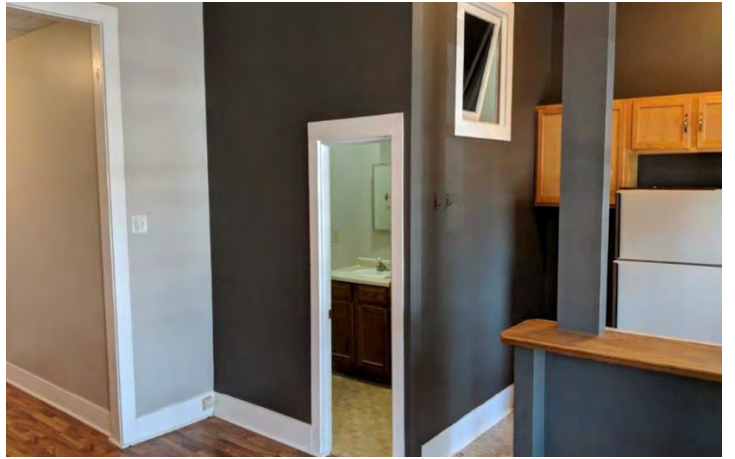
**GROSS INCOME** **\$120,264.00**

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2024	\$ 8,658.00	NICOLLET COUNTY	7.20 %
INSURANCE	\$ 9,106.00	SELLER	7.58 %
GAS, ELECTRIC, & WATER	\$17,838.00	2023 AVERAGE	14.83 %
RUBBISH	\$ 4,056.35	2023 AVERAGE	3.37 %
MAINTENANCE / SUPPLIES	\$ 2,800.00	ESTIMATED \$350/UNIT	2.32 %
APPLIANCES	\$ 1,500.00	ESTIMATED	1.25 %
MANAGEMENT	\$ 6,013.20	MARKET 5%	5.00 %
CLEANING	\$ 1,200.00	ESTIMATED	1.00 %
ADVERTISING	\$ 400.00	ZILLOW/CRAIGSLIST	0.33 %
RENTAL LICENSING & FIRE EXTIN.	\$ 350.00	ESTIMATED	0.29 %
<b>TOTAL EXPENSES</b>	<b>\$51,921.55</b>		<b>43.17 %</b>

**NET OPERATING INCOME** **\$68,342.45**

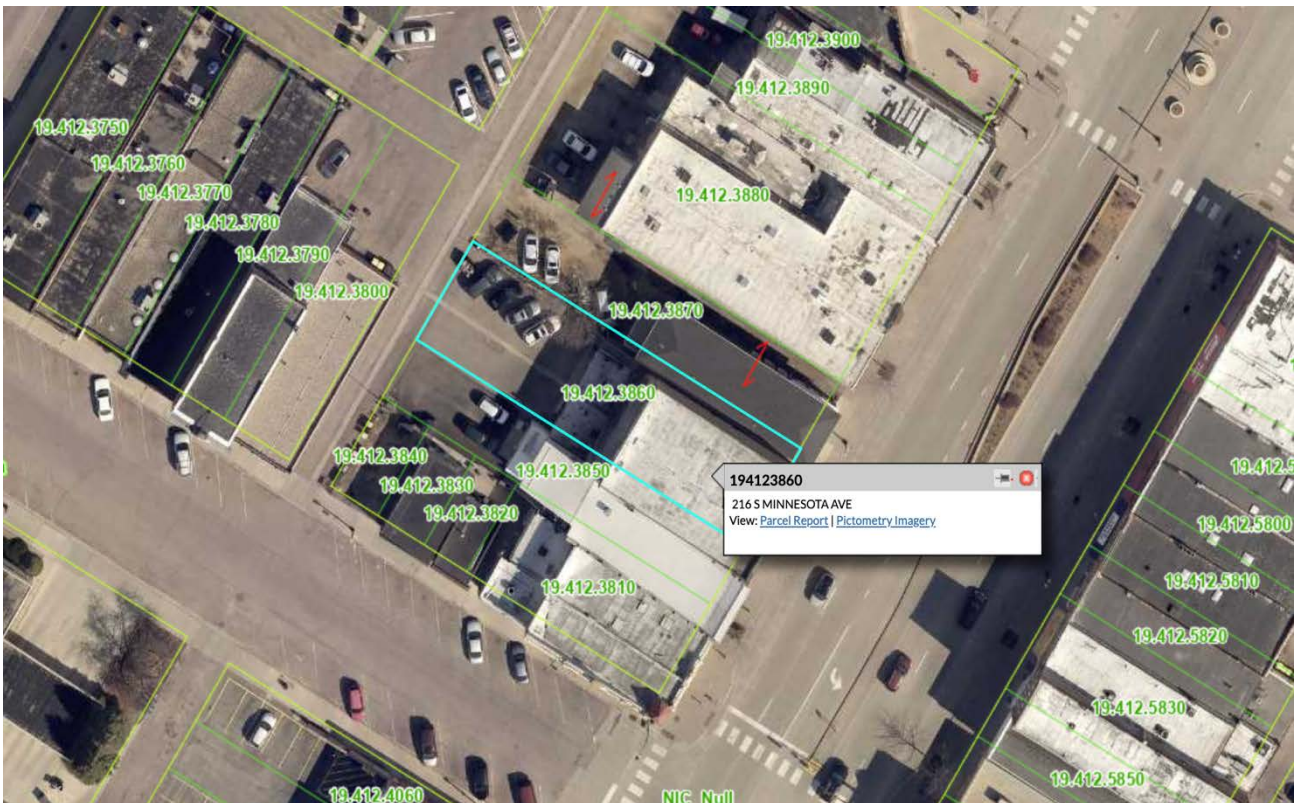
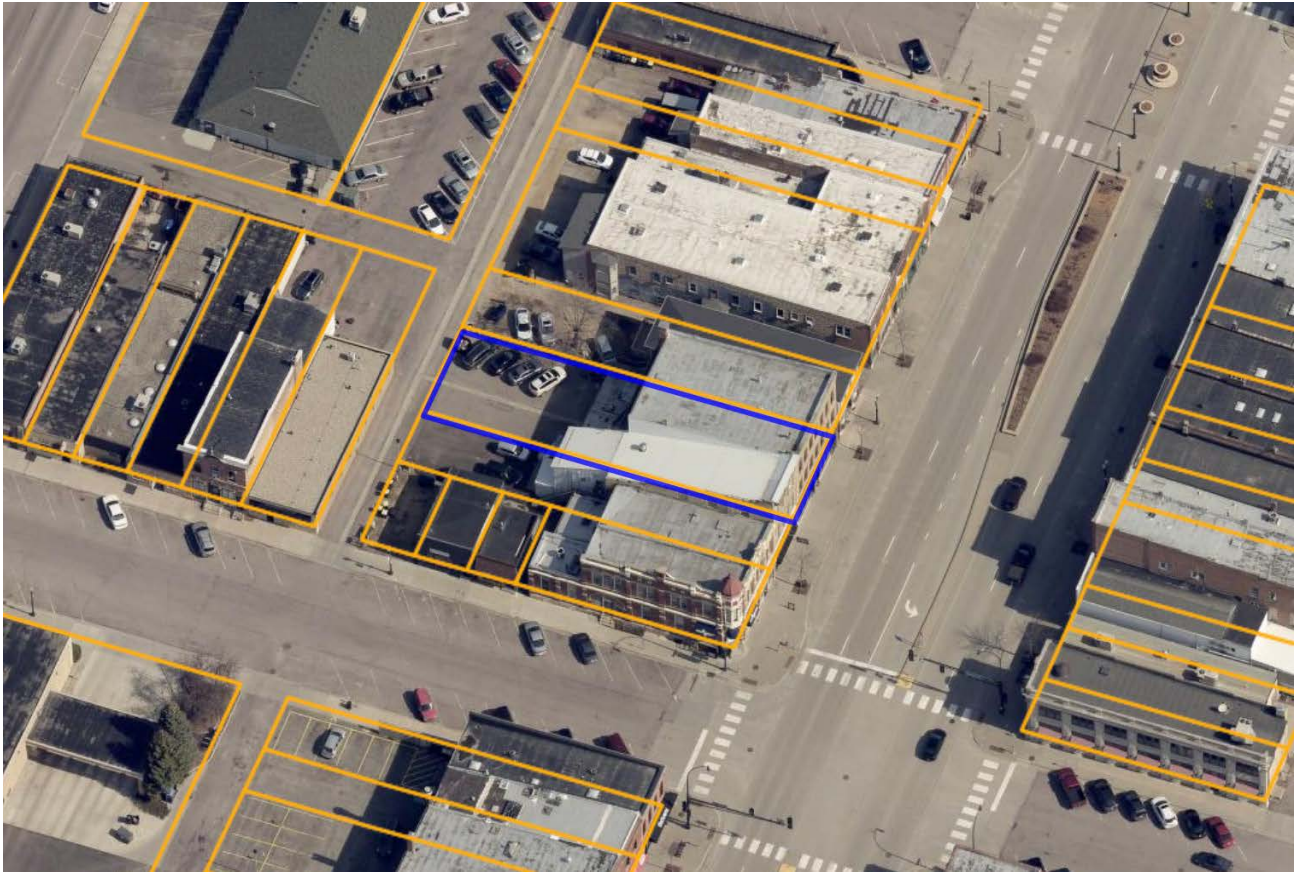
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# PHOTOS



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# AERIALS



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