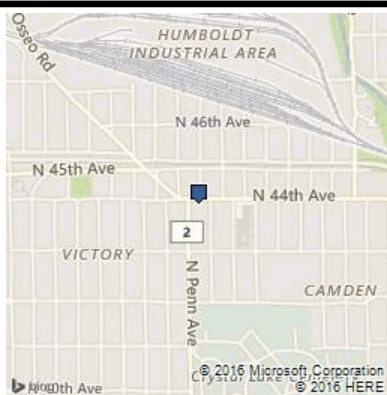


2139 44th Ave N, Minneapolis, MN 55412



Status: **Active**

List Price: **\$359,000**

Original List Price: **\$359,000**

Map Page: **92** Map Coord: **B3**
Directions: **SE corner of 44th and Penn Av No. Hwy 100 to Brooklyn Blvd exit , East to property**

Neighborhood: **Victory**

CMU Style: **Office, Retail/Shopping Center**
Current Use: **Business Service, Professional Service**
Const Status: **Previously Owned**
Total Units: **1** Year Built: **1948**
Foundation Size: **2,818** Acres: **0.12**
Building Finished SqFt: **2,818** Lot Dimen: **44x115**

TAX INFORMATION

Property ID: **0402924220148**
Tax Year: **2016**
Tax Amt: **\$5,366**
Assess Bal: **\$0**
Tax w/assess: **\$5,366**
Assess Pend: **No**
Homestead: **No**

List Date: **12/14/16** Received By MLS: **12/14/16** DOM: **16** PDOM: **16** CDOM: **16**

General Property Information

Legal Description: **LOT 004 BLOCK 006 THRALL-MCKENZIE COS OXFORD MANOR**
County: **HENN - Hennepin**
School District: **1 - Minneapolis, 612-668-0000**
Complex/Dev/Sub:
Lot Description:
Road Frontage:
Zoning: **Business/Commercial** Owner Occupied:
Accessibility: **No Stairs Internal, No Stairs External**

Remarks

Agent Remarks: **Area of retail and apartments close to Brookdale SC. Well maintained building. Zoned for retail/office use.**
Public Remarks: **Well maintained stand alone building in Victory neighborhood, currently used as counseling center , was a former beauty salon. Across from Emily's Rest.**

Structure Information

Heat: **Forced Air** Exterior: **Stucco, Block**
Fuel: **Natural Gas** Fencing:
Air Cnd: **Central** Roof: **Flat, Age 8 Years or Less**
Garage Stalls: **0.00** Water: **City Water/Connected**
Other Parking: **6** Sewer: **City Sewer/Connected**
Parking Char: **Uncovered/Open, Driveway - Asphalt**
Utilities:
Miscellaneous:
Sale Includes: **Building, Land**
Appliances:
No. of Ranges:
No. of Refrig:
Basement:
Pool:
Shared Rooms:
Amenities-Shared:
Amenities-Unit:

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Units

No. of Efficiencies:	No. of 1 Room Units:	No. of 5 Room Units:
No. of 1 Bedroom Units:	No. of 2 Room Units:	No. of 6 Room Units:
No. of 2 Bedroom Units:	No. of 3 Room Units:	No. of 7 Room Units:
No. of 3 Bedroom Units:	No. of 4 Room Units:	Total Units: 1

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.5 %** Sub-Agent Comp: **0 %** Facilitator Comp: **2.5 %**
 Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
 Sale Loan Amount:
 Seller Contribution:

Financial Remarks:

Existing Financing:

Assumable Loan:

Auction: **No** Auctioneer License #:
Auction Type:

Owner is an Agent?: **No**

Expenses

Owner Expense:

Tenant Expense:

Annual Electric Expense:	Annual Repair Expense:
Annual Fuel Expense:	Annual Trash Expense:
Annual Insurance Expense:	Annual Water/Sewer Expense:
Annual Maintenance Expense:	Annual Caretaker Expense:

Annual Gross Expense:

Total Annual Expenses:

Income

Annual Gross Income:

Annual Net Income:

Monthly Rent, 1 Room Units:	Annual Rent, 1 Room Units:
Monthly Rent, 2 Room Units:	Annual Rent, 2 Room Units:
Monthly Rent, 3 Room Units:	Annual Rent, 3 Room Units:
Monthly Rent, 4 Room Units:	Annual Rent, 4 Room Units:
Monthly Rent, 5 Room Units:	Annual Rent, 5 Room Units:
Monthly Rent, 6 Room Units:	Annual Rent, 6 Room Units:
Monthly Rent, 7 Room Units:	Annual Rent, 7 Room Units:
Monthly Misc. Income:	Annual Misc. Income:

Listing Agent: **Anna Murray 612-598-1962**

Listing Office: **Results Real Estate**

Appt Phone: **612-598-1962**

Office Phone: **763-478-6400**

This Report Prepared By: **Anna Murray 612-598-1962**