

## DUPLEX FOR SALE



3032 3rd Ave S, Minneapolis, MN 55408



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$349,900
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	0 Acres
<b>BUILDING SIZE:</b>	3,080 SF

### PROPERTY OVERVIEW

Fantastic investment opportunity! Great cash flowing up and down duplex with a 2 car garage for sale! The upper unit has 4 bedrooms and 1 bathroom, and the lower unit has 2 bedrooms and 1 bathroom. Brand new roof, gutters, and carpet have been installed, freshly painted exterior and interior, newly landscaped yard, and newer windows and furnaces. Great for an investor or an owner occupant! Conveniently located close to restaurants, highways, public transportation, shopping, parks and more.

### PROPERTY HIGHLIGHTS

- Up and down duplex
- 2 car garage
- Brand new roof, gutters, and carpet
- Freshly painted exterior and interior
- Newly landscaped yard
- Newer windows and furnaces

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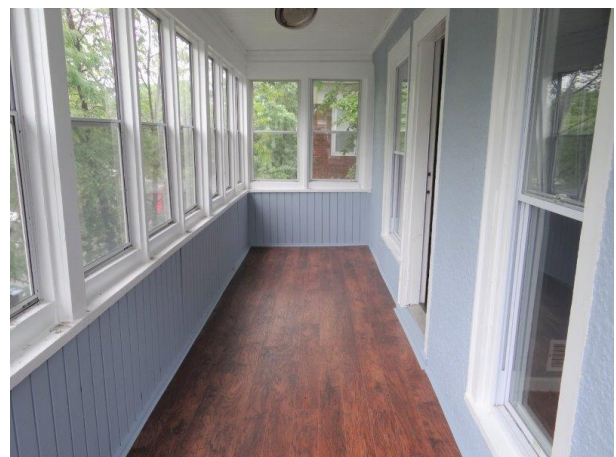
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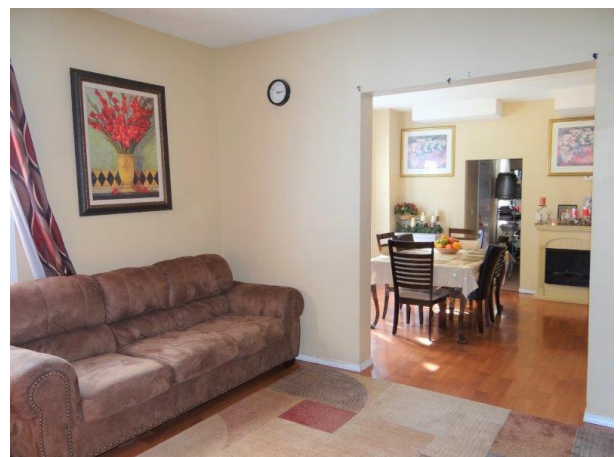
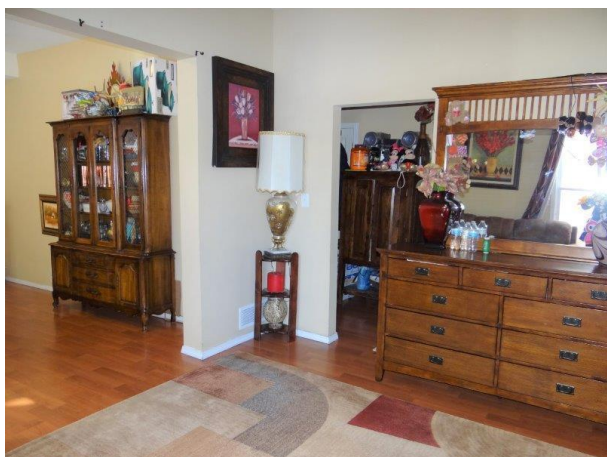
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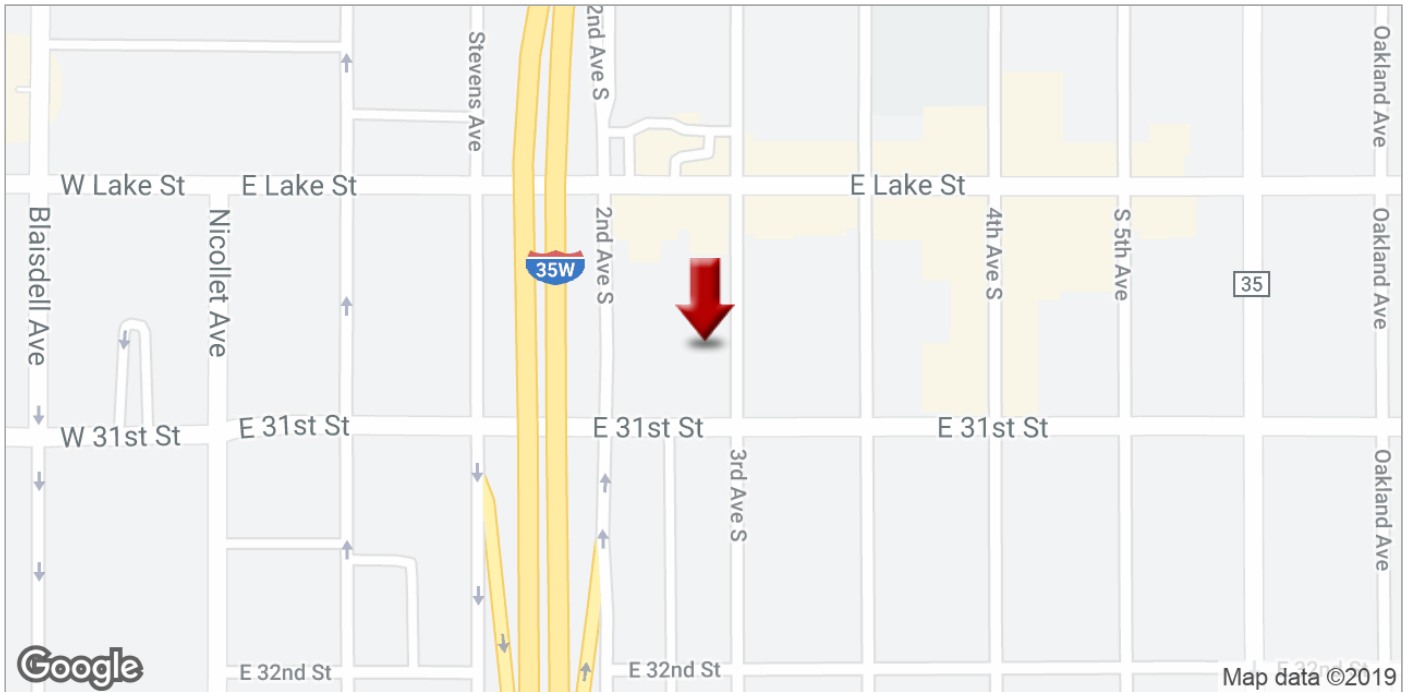
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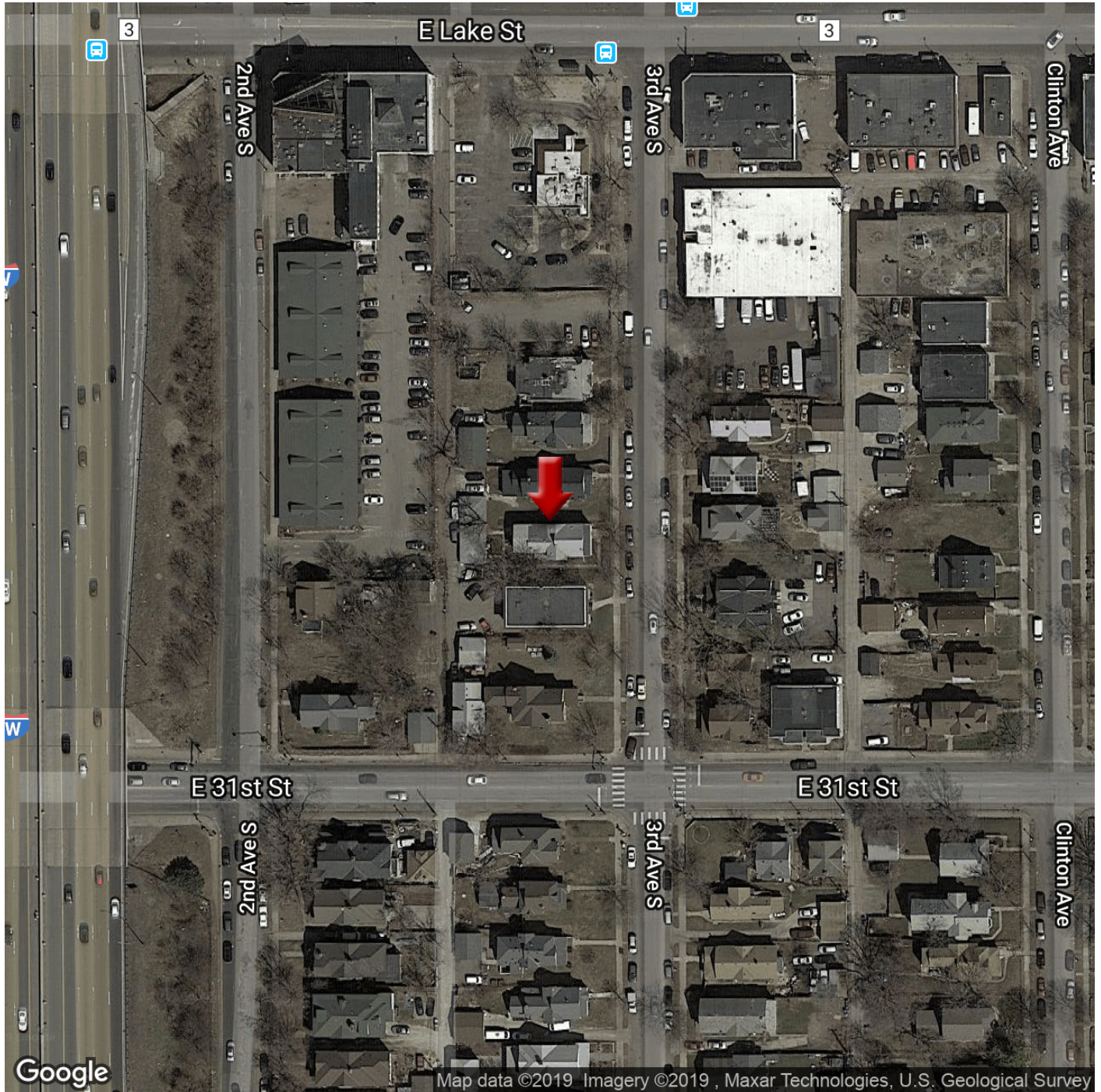
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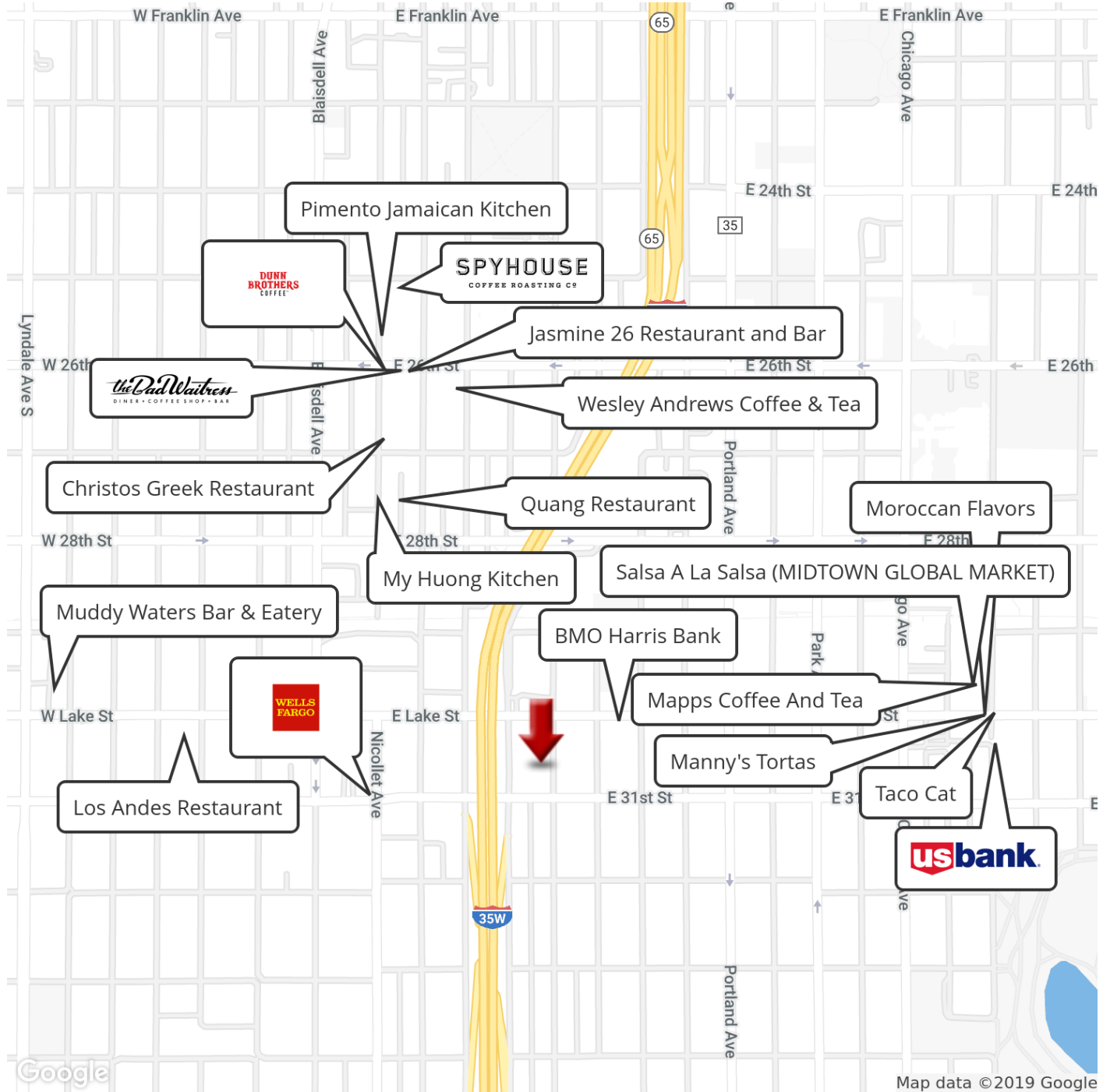
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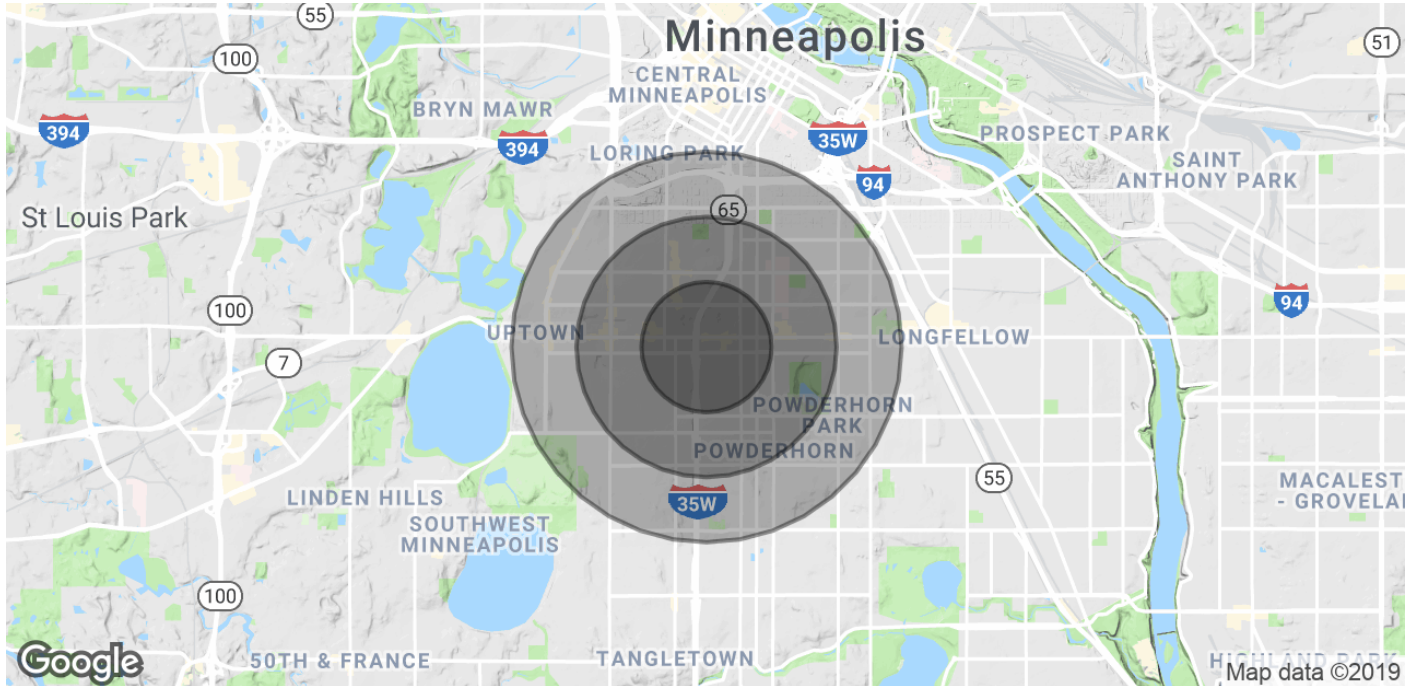
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	10,939	44,428	98,583
Median age	29.1	29.2	29.6
Median age (Male)	30.2	30.0	30.2
Median age (Female)	27.7	28.2	28.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total households	3,892	17,893	44,052
# of persons per HH	2.8	2.5	2.2
Average HH income	\$40,079	\$43,518	\$45,776
Average house value	\$270,298	\$242,204	\$232,836

\* Demographic data derived from 2010 US Census

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