

MULTIFAMILY FOR SALE

MANKATO BROWNSTONE

116 Parsons St, Mankato, MN 56001



OFFERING SUMMARY

SALE PRICE:	\$750,000
NUMBER OF UNITS:	7
CAP RATE:	8.51%
NOI:	\$63,800
AVAILABLE SF:	
LOT SIZE:	15,905 SF
BUILDING SIZE:	9,800 SF
RENOVATED:	2020
ZONING:	4A Rental
PRICE / SF:	\$76.53

PROPERTY OVERVIEW

Mankato's only brownstone with all the large trim and stairs you would expect. Tall ceilings, backyard, decks, porches, easy location

PROPERTY HIGHLIGHTS

- Brownstone inside and out
- Convenient location
- Recent remodel
- Upside potential with rents
- Open floor plan
- outside space

KW COMMERCIAL
3 Civic Center
Mankato, MN 56001

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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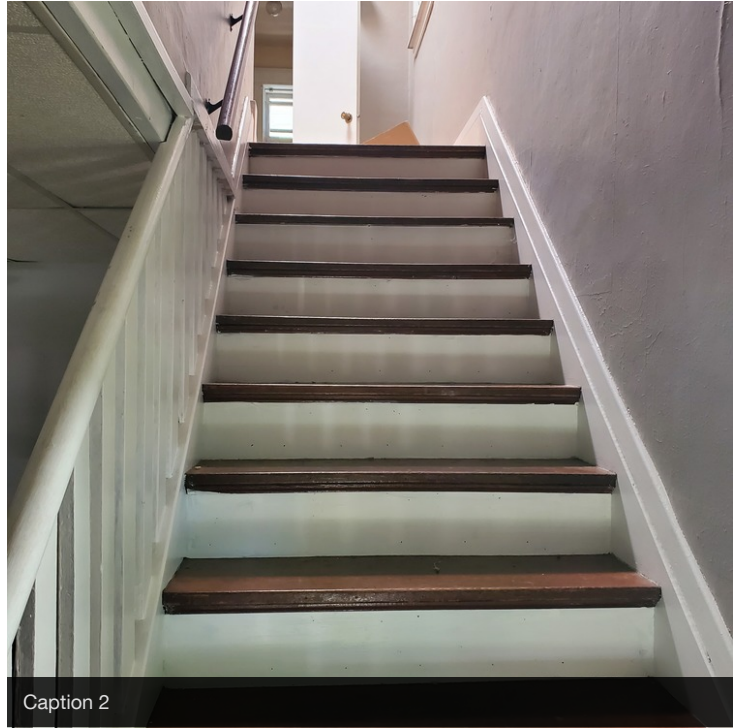
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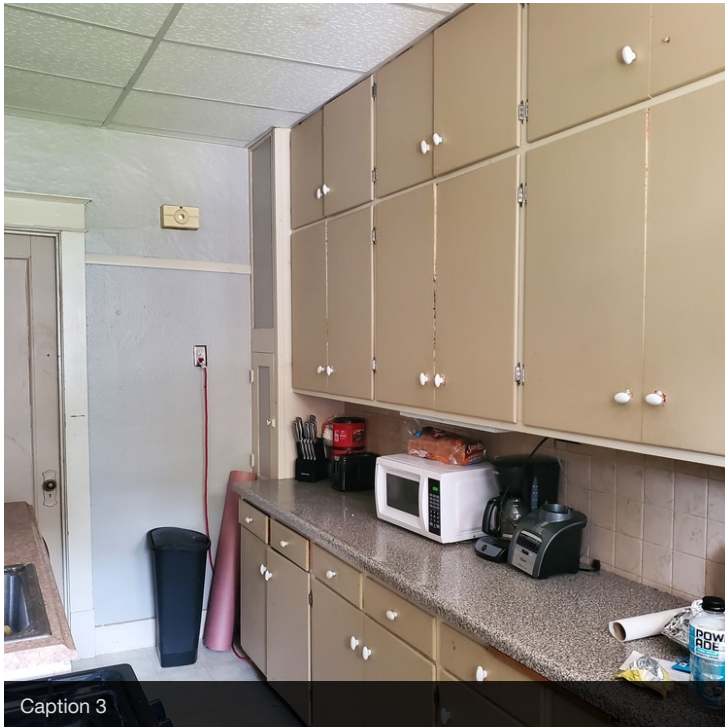
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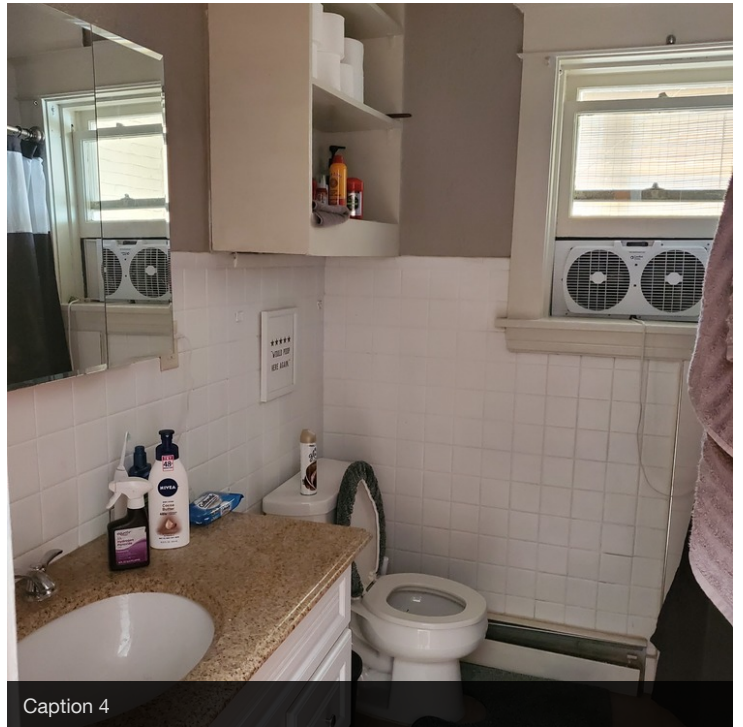
Caption 1



Caption 2



Caption 3



Caption 4

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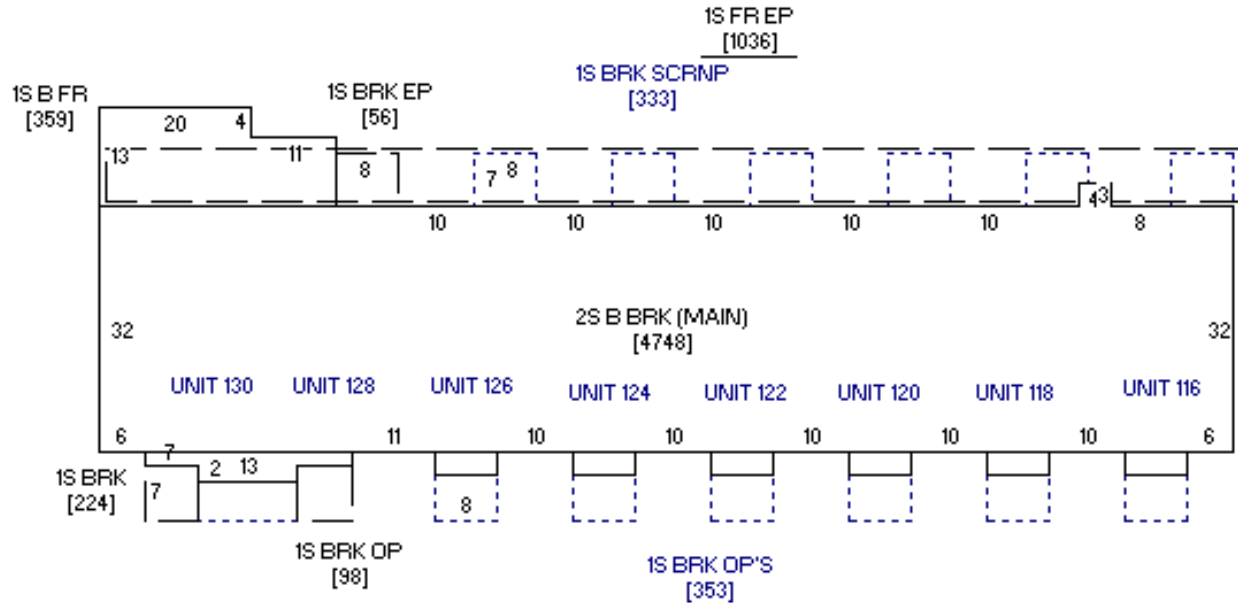
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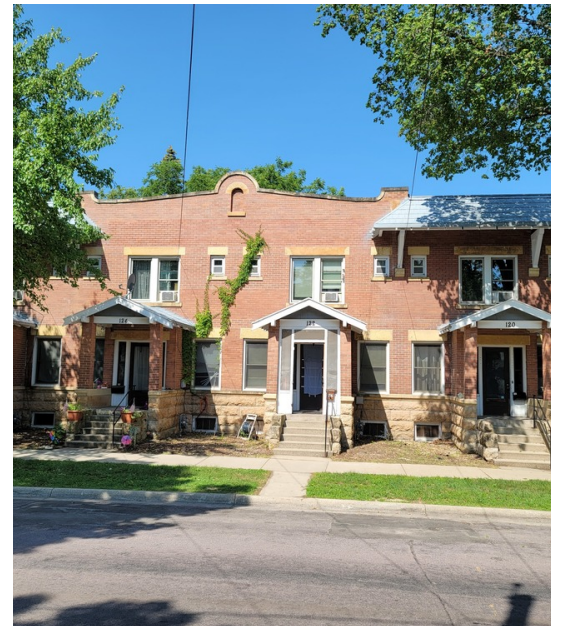


B - 1913

7 UNITS; 1-4 BD UNIT AND 6-2BD UNITS



Sketch by www.camavision.com



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