



MLS 6503215 Residential Income

**\$269,900**

**Description:**

**STUNNING CASH FLOW DUPLEX NEAR BSU-GREAT CONDITION!!!** Are you ready to invest in a prime real estate opportunity? Whether you're a seasoned investor or looking to start your real estate portfolio, this duplex offers a fantastic investment opportunity with strong potential for appreciation. This immaculate cash flow duplex, ideally situated near BSU, the proximity ensures a consistent demand for rental properties in the area, keeping vacancy rates low and income high. And being just a stone's throw from the tranquil shores of Lake Bemidji, this duplex offers the perfect blend of location, condition, and income potential. Don't miss out on this fantastic investment!

**Additional Details:**

Year Built	1912
Lot Acres	0.16
Lot Dimensions	50x140
Garage Stalls	2
School District	31
Taxes	\$3,630
Taxes with Assessments	\$3,630
Tax Year	2023

**Additional Features:**

**Basement:** Full **Fuel:** Natural Gas **Garage:** 2 **Heat:** Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

From Paul and Babe go north on Bemidji Ave, turn right on 13th St., then left on Bixby Avenue.



Listed By:  
Coldwell Banker Crown Realtors

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



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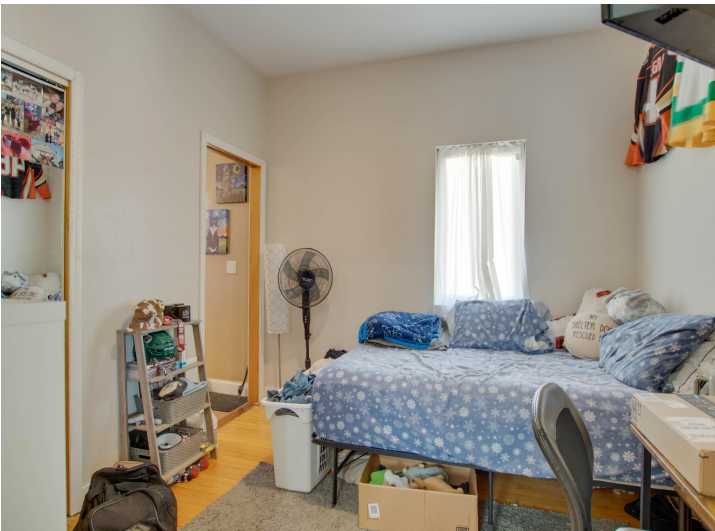
**218-237-3333**

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