



MLS 6638557 Residential Income

**\$174,900**

**Description:**

A unique investment opportunity on Partridge River in Aldrich. Originally a popular restaurant, this property has been transformed into a thriving apartment complex featuring three occupied rental units, providing immediate income potential. Additionally, there is room to expand with two more units, offering significant growth opportunities. The property also includes three spacious attached garages, ideal for storage or additional rental options. This location offers peace and privacy, while still being conveniently situated near local amenities. Whether you're an investor looking to expand your portfolio or someone with a vision for a mixed-use space, this one-of-a-kind property has the versatility to meet your needs. Don't miss out!

**Additional Details:**

Year Built	1940
Lot Acres	3.74
Lot Dimensions	390x492x400x245
Garage Stalls	3
School District	2170
Taxes	\$1,392
Taxes with Assessments	\$1,392
Tax Year	2024

**Additional Features:**

**Basement:** Other **Fuel:** Propane **Garage:** 3 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled, Well

**Driving Directions:**

West on Hwy 210 to Hwy 10 W to right on 1st Ave. Property on the left. See sign.



Listed By:  
LPT Realty, LLC

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.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$174,900**  
MLS 6638557 Residential  
Income  
101 1st Avenue  
Aldrich MN 56434



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$174,900**  
MLS 6638557 Residential  
Income  
101 1st Avenue  
Aldrich MN 56434



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$174,900**  
MLS 6638557 Residential  
Income  
101 1st Avenue  
Aldrich MN 56434