



MLS 6650741 Residential

**\$174,900**

1,020 sq ft  
2 bedrooms  
1 baths

316 1st Avenue  
Brainerd MN 56401

Status: Pending

**Description:**

Remodeled 2 bed/1 bath in 2022 with new roof, new windows, flooring, electrical and vinyl siding! Big master bedroom with large living area. Safe Basements system was installed in 2022, which has a lifetime warranty. Basement is ready to be finished with plumbing for a second bathroom. Rental income at \$1200/month was \$14,824.20 in 2023 & \$8,272 in 2024. Seller willing to escrow to accommodate all loan types.

**Additional Details:**

Year Built	1933
Lot Acres	0.61
Lot Dimensions	50x140
Garage Stalls	2
School District	181
Taxes	\$1,369
Taxes with Assessments	\$1,394
Tax Year	2024

**Additional Features:**

**Basement:** Concrete, Unfinished **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected  
**Air Conditioning:** None

**Driving Directions:**

From 371, go east on 210, take left on 1st Ave NE, .2 miles to the right.



Listed By:  
Structure Real Estate LLC

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**Call Affinity Real Estate**

**218-237-3333**

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