



MLS 6786479 Residential Income

\$145,000

Description:

This triplex offers immediate cash flow with proven rental history. Currently generating \$2,025 per month in gross rent, this property exceeds the 1% rule and is an excellent addition to any portfolio.

Additional Details:

Year Built	1940
Lot Acres	0.22
Lot Dimensions	75.6x129.75.6x129
School District	115
Taxes	\$1,264
Taxes with Assessments	\$1,330
Tax Year	2025

Additional Features:

Basement: Owner Access **Fuel:** Electric **Heat:** Baseboard **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

South on HWY 371 from US HWY 2. Take a left onto 1st St NW and the triplex will be on your left.



Listed By:
Real Broker, 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 | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$145,000
MLS 6786479 Residential
Income
423 1ST Street
Cass Lake MN 56633



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$145,000
MLS 6786479 Residential
Income
423 1ST Street
Cass Lake MN 56633



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$145,000
 MLS 6786479 Residential
 Income
 423 1ST Street
 Cass Lake MN 56633