



MLS 7017065 Commercial

\$1,100,000

312 Spruce Street
Alexandria MN 56308

Status: Active

Description:

For sale: 14 unit apartment building right off County Road 82 in the desirable, growing city of Alexandria. Large, nearly acre lot with over 130ft of frontage. Expand the building for more income potential or sit back and enjoy the cashflow.

Most of the units have been updated with only 1 left to bring up to speed.

Heated 24x30 garage currently rented, full basement on the Southeast wing for easy access to mechanicals and or storage for tools, appliances etc...

Alexandria is the perfect spot to start or expand your portfolio. With lots of infrastructure and employment opportunities, the city continues to lead a strong demand for housing. Most of the units being studio apartments, you'll find these easy to rent out and maintain. Reach out to view financials and see the competitive cap rate this property is offered at.

Additional Details:

Year Built	1950
Lot Acres	0.949
Lot Dimensions	140x295x140x295
Garage Stalls	2
School District	1015
Taxes	\$4,236
Taxes with Assessments	\$4,236
Tax Year	2025

Additional Features:

Basement: Block, Partial, Concrete, Storage Space, Unfinished **Fuel:** Array **Garage:** 2 **Heat:** Boiler, Radiant **Sewer:** City Sewer/Connected
Water: City Water/Connected **Air Conditioning:** Window Unit(s)

Driving Directions:

From N Nokomis ST turn left onto 3rd Ave E. From there continue 0.4 miles. Turn right onto Spruce Street. Property is on your right.



Listed By:
Hetland Realty, LLC

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Call Affinity Real Estate

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