



MLS 7080033 Residential Income

**\$224,000**

**Description:**

Updated duplex investment opportunity in Brainerd! Lower level unit is vacant and ready for showings, upper unit is currently occupied and requires a minimum of 24 hour notice. Property features numerous updates throughout, including new kitchen cabinets in the lower-level, upper-level has new range in 2024, updated flooring and paint throughout, and new water heater. Detached garage adds additional storage and convenience. Excellent opportunity for an owner-occupant looking to offset their mortgage by living in one unit and renting the other, or for an investor seeking a turnkey addition to their portfolio with upside potential.

**Additional Details:**

Year Built	1900
Lot Acres	0.16
Lot Dimensions	50x140
Garage Stalls	1
School District	181
Taxes	\$1,554
Taxes with Assessments	\$1,554
Tax Year	2026

**Additional Features:**

**Basement:** Partial, Unfinished **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

Oak Street to #1310. See sign.



Listed By:  
LPT Realty, LLC.

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**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



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Income  
1310 Oak Street  
Brainerd MN 56401

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



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