



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

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