



MLS 6783594 Residential Income

\$269,000

Description:

Investment opportunity in a desirable Brainerd neighborhood! This well-maintained fourplex features two spacious 2-bedroom units and two comfortable 1-bedroom units, offering a balanced rental mix to attract a variety of tenants.

The property has seen key updates, including all new windows throughout the building and a new water heater, providing efficiency. Tenants will appreciate the convenient location close to schools, parks, shopping, and downtown amenities.

With strong rental potential in a great neighborhood, this property is a smart addition to any investor's portfolio.

Don't miss this chance to own a solid income-producing property in a prime location!

Additional Details:

Year Built	1920
Lot Acres	0.19
Lot Dimensions	60x140
School District	181
Taxes	\$3,386
Taxes with Assessments	\$4,068
Tax Year	2025

Additional Features:

Basement: Partial, Unfinished **Fuel:** Electric, Natural Gas **Heat:** Hot Water **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

Washington Street to North on 7th Street, to property on right.



Listed By:
LPT Realty, LLC

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