



MLS 7068991 Residential Income

**\$209,000**

**Description:**

Investment opportunity in a convenient in-town location! Situated on a corner lot with quick access to BSU, dining, entertainment, shopping, and parks, this well-maintained triplex offers strong income potential in a high-demand rental market. The property features two 1-bedroom units and one 2-bedroom unit. Units 2 and 3 are currently leased to tenants with a solid rental history, while Unit 1 is available for lease and comes furnished, offering flexibility for additional rental income or owner-occupied potential.

Recent updates include new carpet and paint in Units 1 and 3, a new refrigerator in Unit 1, new ceiling tiles in Unit 3, updated electrical throughout, new decking on the property, plus a new boiler, soffits, fascia, and gutters.

This is a great opportunity to expand your investment portfolio with a property in a location that consistently attracts renters.

**Additional Details:**

Year Built	1910
Lot Acres	0.114
Lot Dimensions	50 x 100
School District	31
Taxes	\$3,226
Taxes with Assessments	\$3,226
Tax Year	2025

**Additional Features:**

**Basement:** Finished **Fuel:** Natural Gas **Heat:** Boiler, Hot Water **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

Property is the NW corner lot at the intersection of Bemidji Ave and 11th St N



Listed By:  
Grimes Realty

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