



MLS 7124909 Residential Income

\$298,500

Description:

Investment opportunity! Updated 3 unit Income property located just down from the pool in Pelican Rapids. A total of 3600 sq ft. of income. One 1200 sq.ft Unit downstairs(2 bed 1 bath), and two units upstairs, one being an efficiency, (1600sq. ft(3 bed 1 bath) & 600 sq. ft(1 bed 1 bath)). A near 10% cap rate makes this property a great addition to your investment portfolio.

Additional Details:

Year Built	1959
Lot Acres	0.287
Lot Dimensions	120x110
Garage Stalls	2
Taxes	\$3,263
Taxes with Assessments	\$3,348
Tax Year	2026

Additional Features:

Basement: Block **Fuel:** Natural Gas **Garage:** 2 **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

Kitty corner from the pool and across the road from the church off of Hwy 108



Listed By:
The Real Estate Company of Detroit Lakes

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