



MLS 7145539 Residential Income

\$199,900

Description:

Investors and owner-occupants take notice! This well-located duplex offers an excellent opportunity to own an income-producing property in the city of Aitkin. The main-floor unit features 2 bedrooms, 1 bathroom, large kitchen and living space. There is also a spacious enclosed porch at the front entrance. The back entrance has a stairway access to the basement. The upper-level unit has a private staircase entrance from the alley side of the home. Offering 3 bedrooms, 2 bathrooms, large living room and kitchen. This property provides flexibility for a variety of tenants and also boasts a large 24 x 24 detached 2-stall garage with alley-access. Offering ample space and protected storage for vehicles, seasonal toys, and tenant parking in addition to the yard parking available along the alley. Enjoy this ideal location within walking distance of the high school and downtown Aitkin, with restaurants, shopping, services, and local amenities all close by. Whether you're looking to expand your real estate portfolio or live in one unit while generating rental income from the other, this property offers an ideal opportunity to invest in Aitkin's local housing market. A great opportunity to own a versatile, income-producing property.

Additional Details:

Year Built	1930
Lot Acres	0.33
Lot Dimensions	100x143
Garage Stalls	2
Taxes	\$2,550
Taxes with Assessments	\$2,550
Tax Year	2026

Additional Features:

Basement: Full, Sump Pump **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

GPS Recommended: From Stoplight in Aitkin: Follow Hwy 210 to the East and see house on the right (See FOR SALE sign). PLEASE DO NOT DISTURB OCCUPANTS



Listed By:
RE/MAX Northland

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