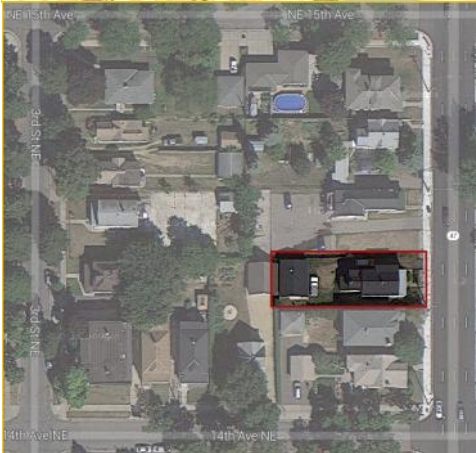


Hot!! NE Minneapolis Diamond-in-the-Rough!



**1410 University Ave
Minneapolis, MN**

Up-Down Duplex—Each with Separate Private Entrance

Grab your chance to live in smokin' hot Northeast Minneapolis!

This turn of the century duplex needs your special touch and is priced accordingly. The opportunity to build sweat equity in smokin' hot NE Minneapolis makes this a great investment opportunity. But that's not all! It's also your chance to live in NE and let the rental income pay the mortgage. Priced to move—cash only!

Each unit has two bedrooms, one bath, a large eat-in kitchen, and formal dining and living rooms. Both units have covered

porches and hardwood floors throughout. The 3-car garage is one of the largest in Northeast!

Enjoy life close to the river and the 13th Ave NE Business District. Live the life of a Northeast local and become a Modern Café, Maeve's Coffee Shop, Northeast Social, Grumpy's, Stanleys, JAX Café, Jimmy's, or Sample Room regular!

If you don't already know, in time you'll come to understand why Northeast residents are so proud to be Northeasters!

**Rock Solid
REALTY** MN, LLC

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Contact:

Kurt Nowacki Realtor®

612.227.6163

kurt@rocksolidcos.com

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Sweat Equity Duplex Waiting for Your Vision

**1410 University Ave
Minneapolis, MN**

Site Data



Listing Price/Includes:	\$109,777; Building, land	
Location:	1410 University Avenue NE, Minneapolis, MN 55413	
PID Number:	1402924220154	
2013 Total Tax:	\$1,926	
Legal Description:	Block 002 Marshalls Addn To St Anthony N 48Ft Lots 10 And 11	
Zoning:	Residential	
Topography:	Grass, trees, shrubs, sidewalk	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
Number of Buildings:	2; Upper/Lower Duplex, and 3-car garage	
Number of Floors:	2	
Number of Units:	Residential	Two; one up, one down
Foundation Size:	682 SF	
Total SF:	1,795	
Acres:	0.14; 48'x132'	
Building Exterior:	Wood, stucco	
Year Built:	1900	
Parking:	Driveway; 3-car garage	
Occupied:	No	
Neighboring:	Residential, walk to shopping, commercial & arts districts	
General:	Duplex w/2 bdrs up & 2 bdrs down & 1 of the largest garages in Northeast Mpls! Fantastic owner occupant opportunity! Own for less than the cost of renting! Close to the 13th Ave NE business district which was written up in the NY Times. Northeast is HOT! Cash only.	

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NE Minneapolis Duplex w/3 Car Garage \$109,777

**1410 University Ave
Minneapolis, MN**

Radius Demographics

Community-at-a-Glance

County Seat: Hennepin

3 Mile Radius

Population:
187,818

Median Age:
30.30

Average Household Size:
2.20

Median Home Value:
\$175,28

Median Household Income:
\$36,668

Commute Time (minutes):
<30 minutes

*2010 US Census Data & Esri Forecasts

General Characteristics	1 Mile	3 Mile	5 Mile
Total population	16,261	187,818	422,341
<i>Average age—Male</i>	36.00	33.40	34.60
<i>Average age—Female</i>	37.00	33.80	35.80
Median age (years)	34.90	31.30	33.20
<i>Under 5 years</i>	1,256	15,511	33,8386
<i>15 years and over</i>	10,626	134,355	265,644
<i>65 years and over</i>	1,811	16,683	44,208
Average household size	2.10	2.20	2.20
No. of households (2014 est.)	7,646	79,369	179,524
Total housing units	7,803	79,369	179,525
Social Characteristics	1 Mile	3 Mile	5 Mile
Pop. 25+ by Educational Attainment			
<i>HS graduate</i>	2,661	26,195	58,502
<i>Associate degree</i>	1,493	11,085	25,535
<i>Bachelor's degree</i>	2,681	28,561	71,062
<i>Advanced degree</i>	1,348	16,696	43,708
Economic characteristics	1 Mile	3 Mile	5 Mile
16+ In labor force			
Average travel time to work (minutes)	<30	<30	<30
Median household income (dollars)	41,465	36,668	44,335
Average household Income (dollars)	60,109	56,121	64,009
Per capita income (dollars)			
Housing Characteristics	1 Mile	3 Mile	5 Mile
Owner-occupied homes	3,037	30,255	84,018
<i>Median value (dollars)</i>	196,787	175,628	183,986
Renter-occupied homes	4,608	49,114	95,507

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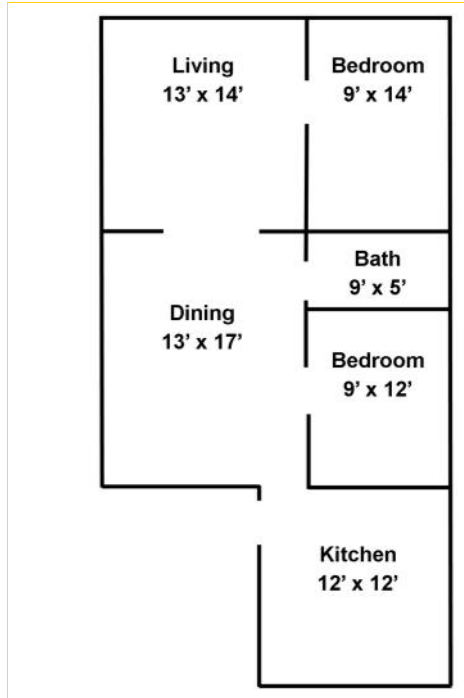
NE Mpls. Diamond-in-the-Rough Duplex \$109,777

1410 University Ave
Minneapolis, MN

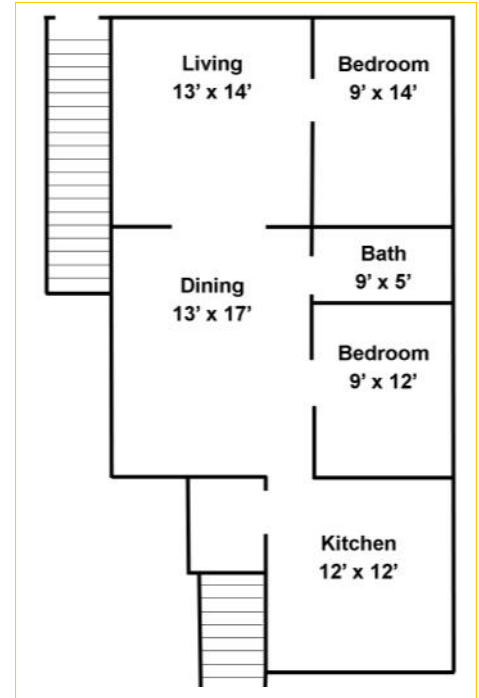
Property Info



Hardwood floors, natural woodwork and vintage charm!



Lower Level



Upper Level



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2014 ROCK SOLID Commercial. Last Updated: Tuesday, April 15, 2014

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