



**FOR SALE**

**8-UNIT MULTIFAMILY  
752 SOUTHVIEW DR  
ANOKA, MN 55303**



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## 8-UNITS: FULLY LEASED

752 SOUTHVIEW DR, ANOKA, MN 55303

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Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com





# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$999,950
Building SF:	6,656 SF
Lot Size:	20,360 SF (0.47 AC)
Units:	8
3 Bed/1 Bath Units:	2
2 Bed/1 Bath Units:	6
Year Built:	1963
2026 Assessed Value:	\$1,012,800
2026 Property Taxes:	\$13,157

## PROPERTY OVERVIEW

- Fully rented. 8 Units: Six - 2 bdrm, Two - 3 bdrm. Two levels
- 6,656 SF on 0.47 acres
- Longtime ownership & caretaker
- Interior & exterior in good condition. Mechanicals updated with new boiler in 2022 & 8 electric meters + 1 house meter
- 7 garage stalls & on-street parking and on-site tenant storage lockers
- Built in 1963, roof ~10 years old. R-1 zoning
- 2 washers & 2 dryers: Seller owned
- Leases: month to month. Tenants pay electric. BELOW MARKET RENTS
- Strong rental location with easy access to schools, parks, and restaurants
- Contact listing broker Mark Hulseley at [mark@resultscommercial.com](mailto:mark@resultscommercial.com) for rent roll & expenses and tour requests
- 24 HOUR NOTICE REQUIRED for tours. Do not disturb tenants.

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# PHOTO GALLERY

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# PHOTO GALLERY

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# PHOTO GALLERY

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# PHOTO GALLERY

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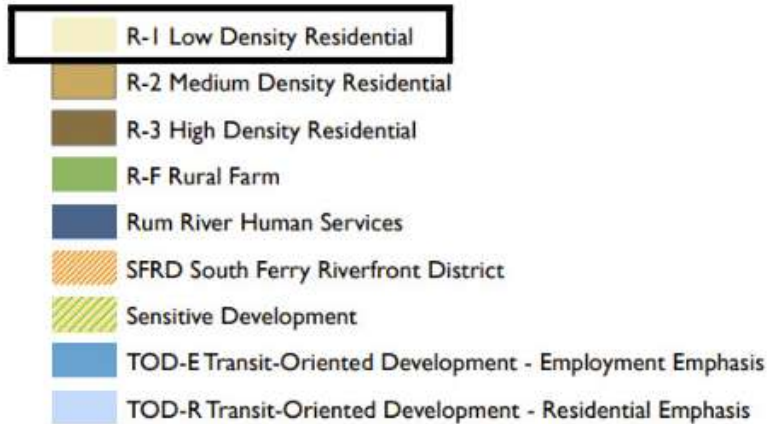


**LOCATION INFORMATION**

# ZONING INFORMATION

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### R-1 LOW DENSITY RESIDENTIAL ZONING DESCRIPTION

The property is zoned R-1 Low Density Residential District under the City of Anoka zoning ordinance. The R-1 District is intended to provide areas for single-family detached residential development where low-density housing is consistent with the community plan and compatible with surrounding residential land uses. Permitted uses generally include single-family detached dwellings, public parks and recreation areas, certain state-licensed residential facilities serving six or fewer persons, group family day care facilities serving 14 or fewer children, and essential public services.

The R-1 District allows development at a density of approximately 1 to 4 dwelling units per acre, with increased density possible through approval of a Planned Unit Development. Standard dimensional requirements include a minimum lot area of 10,000 square feet, minimum lot width of 75 feet, minimum lot depth of 120 feet, 25-foot front and rear yard setbacks, and 10-foot side yard setbacks, subject to specific exceptions. Maximum building height is generally limited to 2½ stories or 35 feet, whichever is less.

To learn more, please visit: <https://www.anokamn.gov/211/Planning-Zoning>

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# RETAILER MAP

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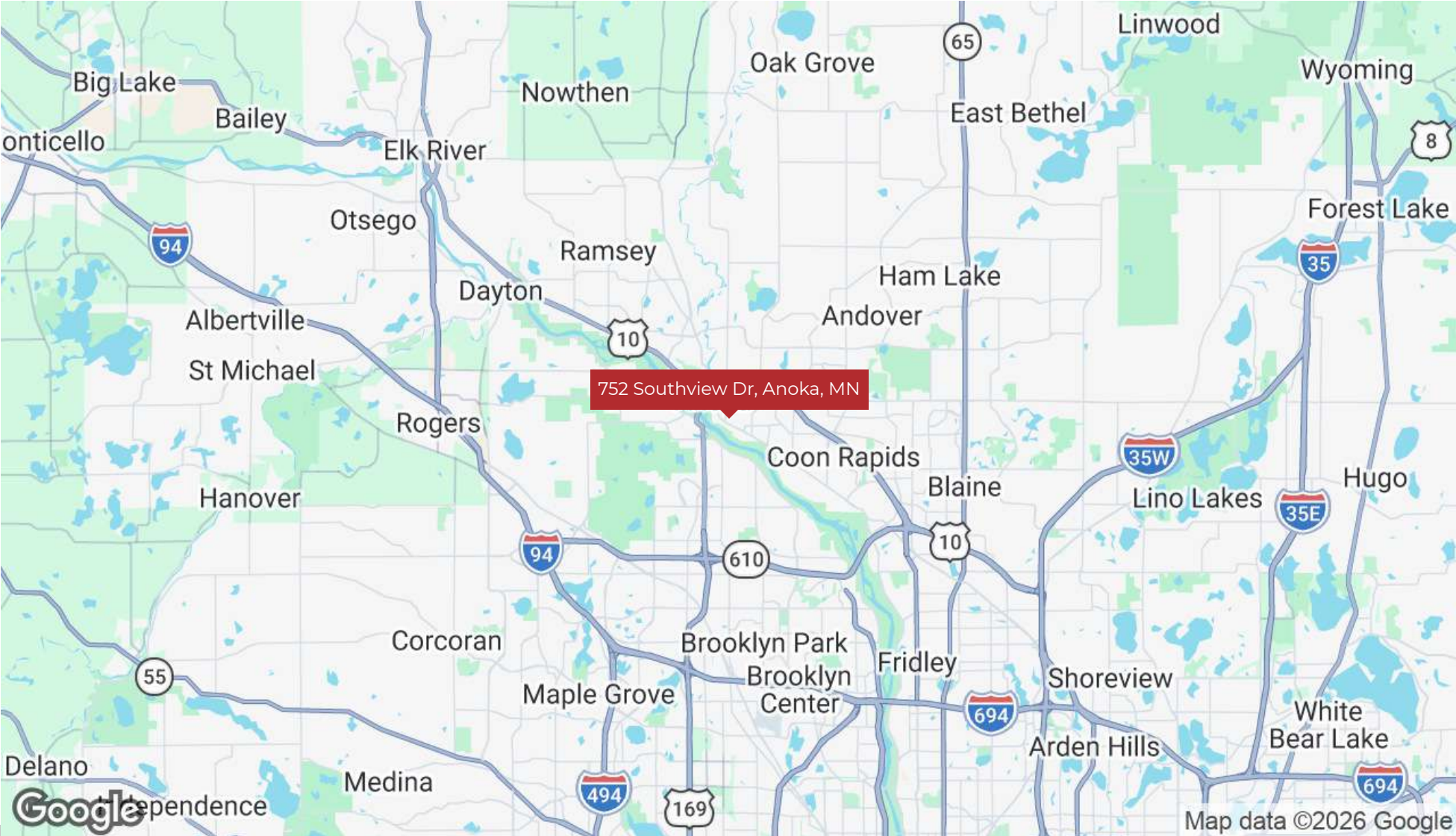
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# REGIONAL MAP

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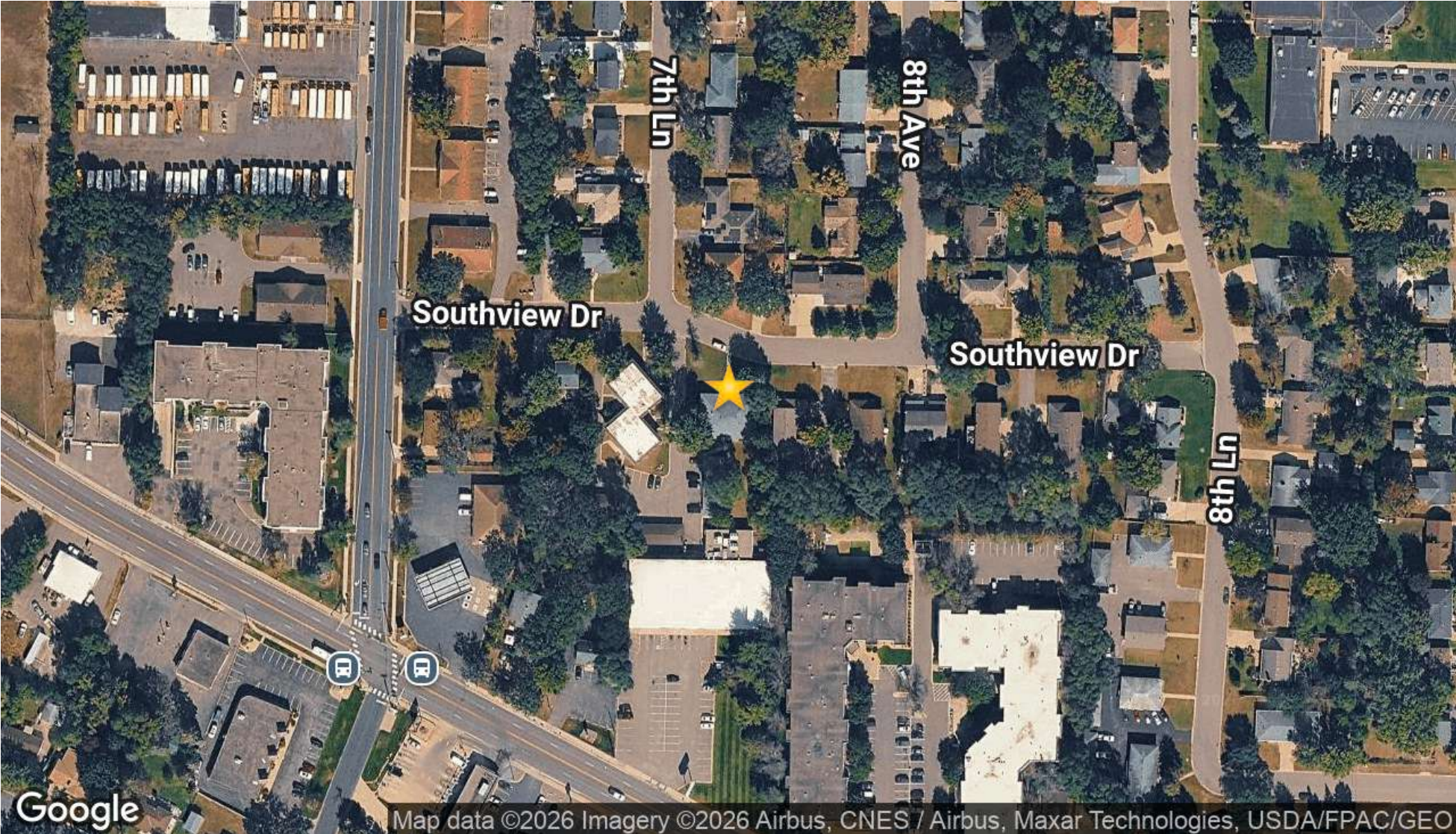
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DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

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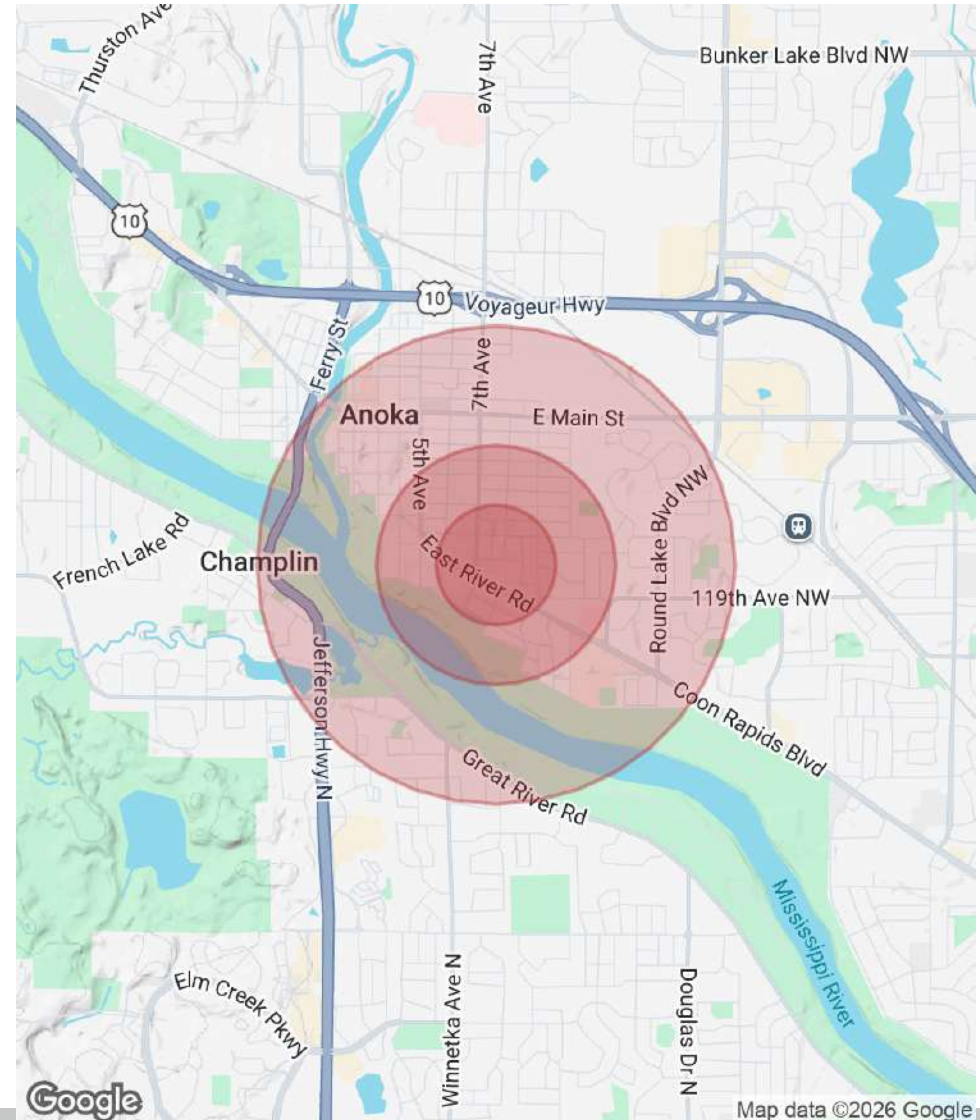
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	917	3,131	9,782
Average Age	38.6	43.8	45.1
Average Age (Male)	41.9	43.2	42.5
Average Age (Female)	37.1	44.6	48.8

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	440	1,547	4,525
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$73,468	\$80,487	\$90,667
Average House Value	\$288,287	\$313,031	\$322,569

2023 American Community Survey (ACS)



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# ABOUT ANOKA, MN

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# ANOKA

REAL. CLASSIC.

## ABOUT ANOKA, MN

Anoka, Minnesota is a well-established Twin Cities suburb located approximately 20 miles northwest of Minneapolis at the confluence of the Rum River and Mississippi River. Anoka offers a historic downtown, strong community identity, and convenient access to major regional corridors including U.S. Highway 10, Highway 169, and Highway 47. The city provides a balanced mix of residential neighborhoods, local businesses, parks, schools, and civic amenities, making it an attractive location for residents, employers, and investors.

Anoka continues to benefit from its strategic position within the northwest metro, offering small-town character with direct connectivity to the broader Twin Cities market. The city's historic downtown features restaurants, retail, services, and community gathering spaces, while nearby commercial corridors support a wide range of business activity. With access to regional employment centers, recreational amenities, and transit connections, Anoka remains a stable and desirable market for both residents and commercial real estate investment.

To learn more, please visit: <https://www.anokamn.gov/>

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