

360 Property View

138 N Main Street, Janesville, MN 56048-4000

Commercial
Apartments/Multi Family, Mixed Use, Office

List #: **7059604**
Status: **Active**

List Price: **\$489,900**
Orig List Pr: \$489,900



Property ID: **141001810**

For Sale/Lease: **For Sale**
Lease Type:
Tax Amount: **\$4,435**
Tax Year: **2026**
Assess Bal: **\$237**

Multiple PIDs:
Const Status: **Previously Owned**
Total Units: **10.00**
Found Size: **4,383**
Year Built: **1900**
Acres/Sqft: **0.282/12,197**
Lot Dim: **45x40**
Current Use: **Beauty/Barber Shop, Commercial, Professional Service, Residential**
Yearly/Seasonal: **Yearly**
County: **Waseca**
Postal City: **Janesville**
Municipality: **Janesville**
Listing City: **Janesville**
List Date: **04/21/2026**
Rcvd by MLS: **04/22/2026**

Tax w/ Assess: **\$4,672**
Assess Pend: **Yes**
Homestead: **No**
Building Fin SF: **9,178**
Building SF: **12,361**

[DOM:](#) **7**
[CDOM:/PDOM:](#) **296/7**

Directions: **Follow US 14 E to County Rd 3130th St. In Waseca County. Take the County Rd 3 exit from US-14 E. Turn left onto County Rd. 3130th St. Continue to follow County Rd 3. 138 N Main will be on the left, kiddie corner from the bank.**

General Information

Legal Desc: **ORIGINAL PLAT N 2/3 OF LOT 5 BLK 14**
School District: **2835 - Janesville-Waldorf-Pemberton** Section/Township/Range:
(507-234-5478)
Location: **Downtown** Land Lease?: **No**
Fract Ownr: **No**
Comp/Dev/Sub: **Original Plat/Janesville Minn** Rental License:
Lot Desc: **Corner Lot**
Zoning: **Business/Commercial** Power Company:
Accessibility: **None**

Structure Information

Heat: **Forced Air** Exterior: **Brick/Stone**
Fuel: **Natural Gas** Water: **City Water/Connected**
Air Cond: **Central** Sewer: **City Sewer/Connected**
Garage: **0**
Oth Prkg: **8**

Features

Parking: **Unassigned**
Garage Dim: Garage SF: **0** Garage Door Ht: Garage Door Width:
Utilities: **Electric Common, Heating Common, Hot Water Common**
Sale Includes: **Building, Leases**
Basement: **Partial Finished**

Unit Information

#	Beds	F Baths	H Baths	1/4 Baths	3/4 Baths	Ttl Baths	# Rms	Sqft	Level	Leased	Lease Exp	Mnth \$
1						0				No		\$800
2						0				No		\$775
3						0				No		\$675
4						0				No		\$1,000
5						0				No		\$750
6						0				No		\$785
7						0				No		\$850
8						0				No		
9						0				No		
10						0				No		\$689
# Efficiencies:			# 1 BR Units:			# 2 BR Units:			# 3 BR Units:			

Remarks

Agent: **Buyer's agent to verify all measurements. Financials available upon request. Tenants require 24-hour notice for showings. Please note that showing requests may have slower response time during evenings and**

weekends, as approvals are handled through a property management company - please plan accordingly. For any difficulties with scheduling, contact Dylan Maitland at dylan@dylanmaitland.com

Public:

Strong mixed-use investment opportunity in the heart of downtown Janesville. This iconic 1900s building offers a stabilized asset with improved tenancy, renovated apartment units, and a long-term State Farm commercial tenant in place. The property includes 7 apartment units and 3 commercial suites. Major capital improvements and deferred maintenance items have already been addressed, including more than \$70,000 in RTU upgrades, creating a near-turnkey investment opportunity with reduced near-term capital needs. The property currently generates \$6,324 per month in rental income, with additional upside through two vacant office suites. The lower level provides 2,500+ sq. ft. of additional space for storage, future tenant use, or other income-producing possibilities, offering further value-add potential for an investor

Financial

List Type:	Exclusive Right	Lockbox Type:	Combo	Lockbox Source:
Sellers Terms:	Cash, Conventional, Other	Listing Conditions:	Standard	
Assume Loan:	Not Assumable			

Agent/Office Information

Listing Agent:	Dylan A Maitland 612-423-1841	Appointments:	ShowingTime
Listing Office:	RE/MAX Results	Office Phone:	763-235-7000

MLS #: **7059604** [138 N Main St., Janesville, MN 56048-4000](#)

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