

360 Property View

4162 Adair Avenue N, Robbinsdale, MN 55422-2343

**Multi-Family
Duplex Side by Side**

List #: **7079020**
Status: **Active**

List Price: **\$469,900**
Orig List Pr: \$469,900



Property ID: [1611821230012](#)
Garage Stalls: **2**
Year Built: **1959**

Stories: **One**
Constr Status: **Previously Owned**
Foundation Sz: **1,804**
Foundation Dim:
Abv Grd Fin SF: **1,804**
Bel Grd Fin SF: **1,800**
Total Fin SF: **3,604**

Units: **2**
Total Bed/Bath: **6/4**
Tax Year: **2025**
Tax Amount: **\$8,347**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$8,347**
Assess Pend: **Unknown**
Homestead: **No**
Assoc Fee:
County: **Hennepin**
Postal City: **Minneapolis**
Municipality: **Robbinsdale**
Listing City: **Robbinsdale**

School Dist: [281 - Robbinsdale \(763-504-8000\)](#)

Acres/Sqft: **0.190/8,276**
Lot Size: **55x153**
Year/Seasonal: **Yearly**
List Date: **05/26/2026**
Rcvd by MLS: **05/26/2026**

Water Name:
Water Type:

[DOM:](#) **13**
[CDOM:/PDOM:](#) **13/13**

Directions: **Highway 100 to 42nd West to Adair South to 4162-4164 Adair Ave N**

General Information

Legal Desc: **LOT 001 CARPENTERS GLENWOOD ADDN ROBBIN S 55 FT**
Section/Township/Range: **16/118/21**
Land Lease?: **No** Rental License:
Fract Ownr: **No**
Comp/Dev/Sub: **Carpenters Glenwood Add Robbin**
Lot Desc: **Tree Coverage - Light**
Topography: **Level**
Road Frontage: **City**
Zoning: **Residential-Multi-Family** Accessibility: **None**
Power Company: **Xcel Energy**

Remarks

Agent: **Currently leased BOTH units 24 Hour Notice Tenant in 4162 pays \$1850 plus all utilities Tenant in 4164 pays \$1795 plus all utilities Taxes for this duplex is \$7100. as of 2026. Insurance is \$2000.00**

Public: **Property is currently rented and cleanly maintained. Discover updated duplex in the heart of Robbinsdale with easy access to Highway 100, metro bus services, shopping, restaurants, faith centers etc. This duplex is designed for excellent rental and/or owner occupancy. This duplex feature recent major upgrades in both units. The front unit features two bedrooms, 1 bathroom, kitchen, and a living room on the main level. The lower level offers the third bedroom, three quarter bathroom, family room area, bonus room, and laundry. The rear unit features two bedrooms, one bathroom, kitchen with dining area, and living room. The lower level offers a nice third bedroom, three quarter bath, finished family room, and large laundry room. This duplex has a detached 2 car garage with off site parking. Set near parks and priced to sell, this residence combines comfort, convenience and value.**

Structure Information

Heat: Forced Air	# of Ranges: Two
Fuel: Natural Gas	# of Refrig: Two
Water: City Water/Connected	Basement: Concrete Block, Egress Windows, Finish (Livable)
Sewer: City Sewer/Connected	Exterior: Brick/Stone
Garage: 2	Roof: Age Over 8 Years
Parking: Detached Garage	
Pool: None	
Construct: Block, Frame	

Finished SqFt	Total SqFt
Abv Gd: 1,804	Abv Gd: 1,804
Blw Gd: 1,800	Main Fl: 1,804
	Blw Gd: 1,804
Total: 3,604	Total: 3,608

Garage: **2**
Garage SF: **420**

Features

Unit Type 1	Unit Leased: Yes	Lease Expiration Date:
Units Like This: 1	Monthly Expense: \$200	
Total Rooms: 4	Monthly Rent: \$2,200	
Total Beds: 3	Annual Rent: \$22,200	
Total Baths: 2 Full:1 3/4:1 1/2:0 1/4:0	Finished SqFt: 950	
Bath Char:	Oth Park Spaces: 2	
Fireplaces:	Air Conditioning:	
Fireplace Char:		
Appliances: Dryer, Range, Refrigerator		
Family Room:		
Amenities:		
Special Search:		

Dining Room:

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
Kitchen	Main	12x11	Living Room	Main	13x17
Family Room	Lower	15x20	Bedroom 1	Main	12x10
Bedroom 2	Main	12x10	Bedroom 3	Basement	15x12
Den	Basement	12x9			

Unit Type 2	Units Like This: 1	Unit Leased: Yes	Lease Expiration Date:
Total Rooms: 4	Total Beds: 3	Monthly Expense: \$200	Monthly Rent: \$1,795
Total Baths: 2 Full:1 3/4:1 1/2:0 1/4:0	Bath Char:	Annual Rent: \$21,540	Finished SqFt: 950
Fireplaces:	Fireplace Char:	Oth Park Spaces:	Air Conditioning: Central
Appliances: Dishwasher, Range, Refrigerator	Family Room: Family Room		
Amenities:	Special Search:		
Dining Room:			

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
Bedroom 1	Main	11x11	Bedroom 2	Main	15x9
Bedroom 3	Basement	10x10	Living Room	Main	13x19
Family Room	Basement	13x32	Kitchen	Main	9x13

Financial

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

Expenses & Income

Expenses	Owner Expense: Taxes			
Tenant Expense: All Utilities, Electric, Gas, Sewer, Trash, Water				
Annual Expenses	Electric: \$0	Fuel: \$0	Insurance: \$0	Maintenance: \$0
Repair: \$0	Trash: \$0	Water/Sewer: \$0	Manager: \$0	
Gross Expense: \$2,000	Operating Expense: \$2,000			
Annual Income	Annual Gross Inc: \$43,740	Monthly Misc:		

Agent/Office Information

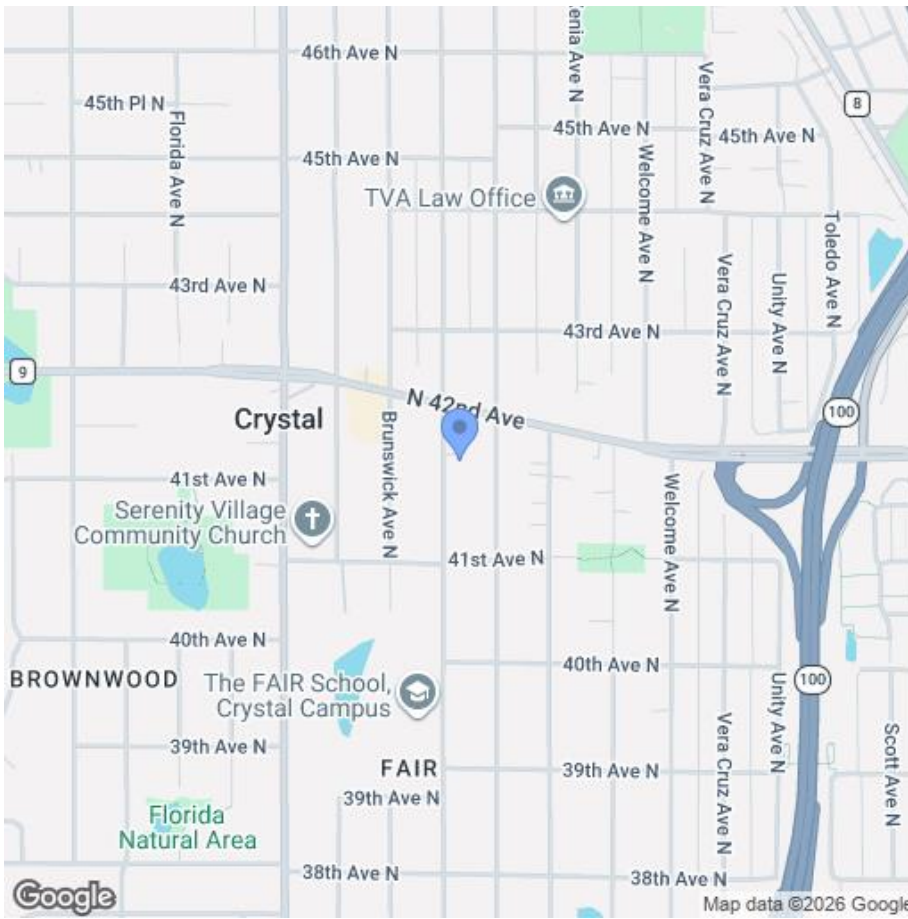
Listing Agent: Scott S Housman 763-591-6000	Appointments: ShowingTime
Listing Office: RE/MAX Results	Appoint Phone: 763-591-6000
	Office Phone: 763-591-6000

MLS #: **7079020** [4162 Adair Ave N, Robbinsdale, MN 55422-2343](#)

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Directions: **Highway 100 to 42nd West to Adair South to 4162-4164 Adair Ave N**
Map Page/Coordinate: **91/E3**



4162 ADAIR AVE N

Owner Information

Owner Name:	Fruen & Pfeiffer Llp	Owner Occupied:	A
Mailing Address:	12510 42nd Pl N	Tax Billing City & State:	Minneapolis Mn
Tax Billing Zip:	55442	Tax Billing Zip+4:	2343

Location Information

Subdivision:	Carpenters Glenwood Add Robbin	Municipality:	Robbinsdale
School District:	Robbinsdale	Neighborhood Code:	445000
Census Tract:	021100	County:	Hennepin
Old Map:	118-21-16-NW-SW	Location:	LAKE
		Section #:	16

Tax Information

Parcel ID:	16-118-21-23-0012	Lot #:	1
Tax District:	281	% Improved:	69
Legal Description:	LOT 001 CARPENTERS GLENWOOD ADDN ROBBIN S 55 FT		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$349,900	\$351,700	\$350,000
Assessed Value - Land	\$110,000	\$120,000	\$128,000
Assessed Value - Improved	\$239,900	\$231,700	\$222,000
YOY Assessed Change (\$)	-\$1,800	\$1,700	
YOY Assessed Change (%)	-1%	0%	
Tax Year	2025	2024	2023
Total Tax	\$8,347.02	\$6,879.38	\$5,807.12
Change (\$)	\$1,468	\$1,072	
Change (%)	21%	18%	

Characteristics

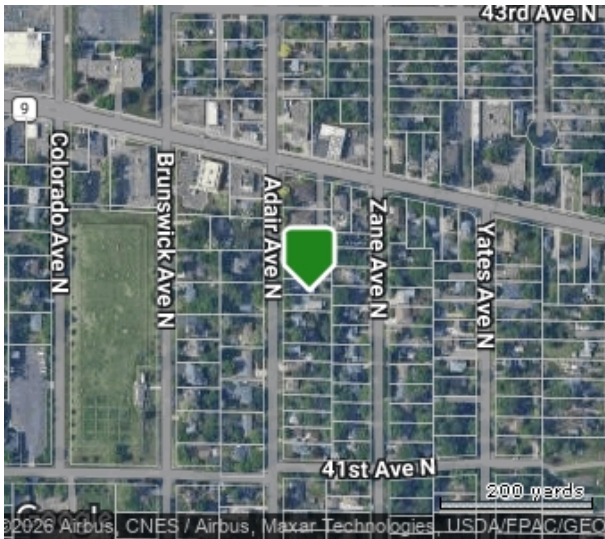
County Use:	Double Bungalow	Universal Land Use:	Multi Family Dwelling
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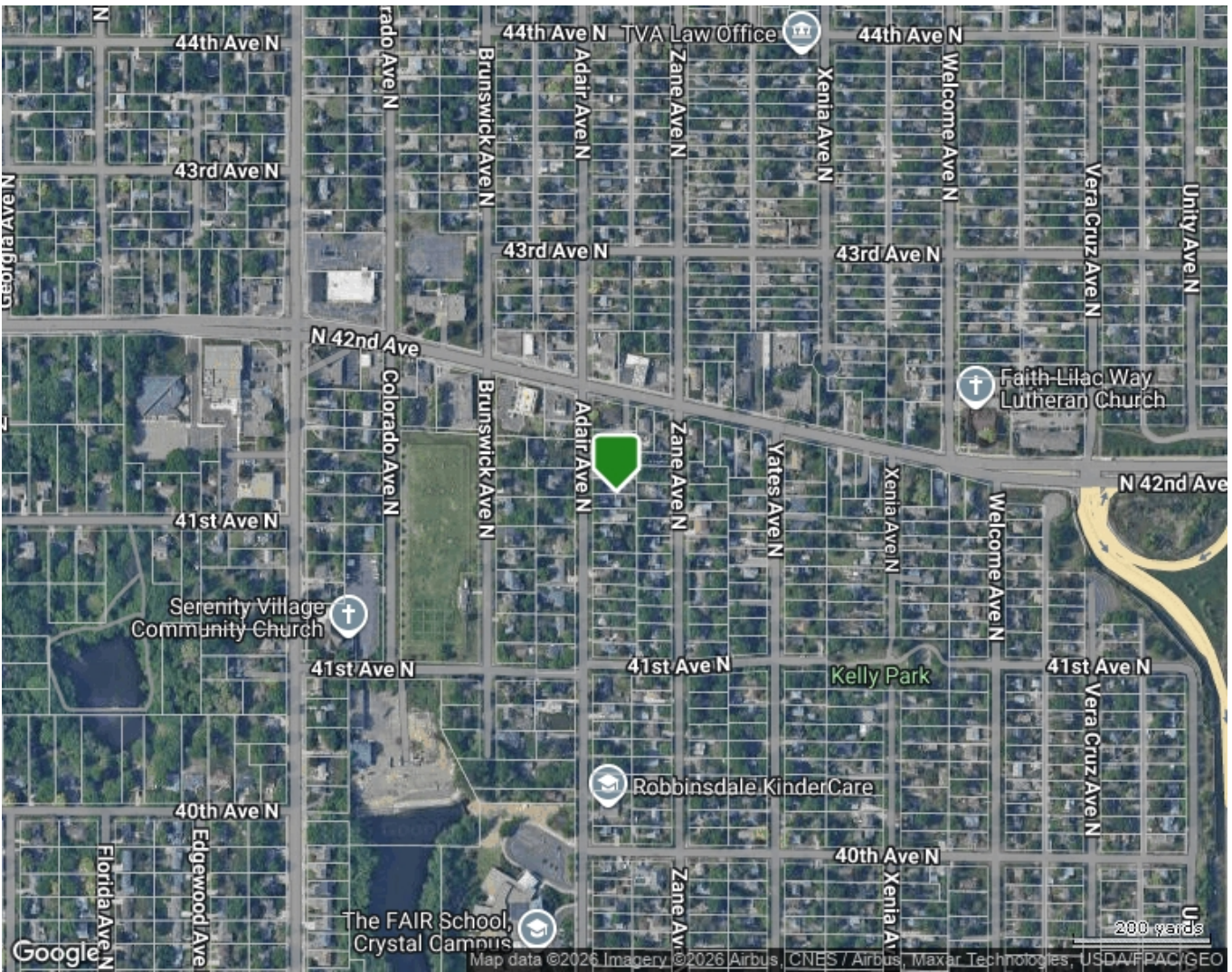
Lots Acres: **0.190**
 Lot Width: **55**
 Style: **BUNGALOW**
 Effective Year Built: **1965**
 Frame Code: **WOOD**
 Building Finished SqFt: **3,244**
 Basement SqFt: **1,802**
 First Floor Sq Ft: **1,802**
 Total Building SqFt: **3,604**
 Full Baths: **3.000**
 Total Rooms: **11.000**
 Cooling Type: **Yes**
 Basement Type: **Basement**
 Exterior: **Metal**
 Foundation: **Concrete Block**
 Roof Material: **Asphalt**
 Parking Type Code: **Detached Garage**
 Parking Size Sq Ft: **441**

Lot Area: **8,276**
 Lot Depth: **153**
 Year Built: **1959**
 Number of Buildings: **1**
 Stories: **1.0**
 Gross Building SqFt: **3,604**
 Above Grade Area: **1,802**
 Unfinished Basement Sq Ft: **360**
 Bedrooms: **6**
 Total Baths: **3**
 Heat Type: **Forced Air**
 Electric Service Type: **AVERAGE WIRING**
 Interior Wall Material Type: **PLASTER**
 Building Condition: **Average**
 Type of Roof: **HIP**
 Shape of Roof: **HIP**
 Parking Type: **Detached Garage**

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MLS #: **7079020**





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