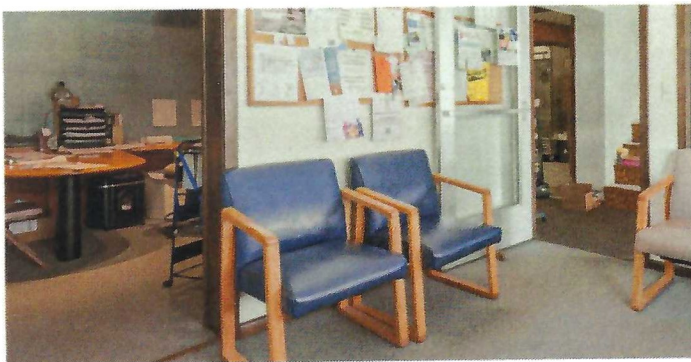


JUST LISTED

127 CENTRAL AVE
LONG PRAIRE, MN



Multi-Use Downtown Location



FOR SALE



\$250,000



Allan Zolin
Coldwell Banker Realty
JAC Commercial Group
allan.zolin@cbrealty.com
651-341-8196

EXECUTIVE SUMMARY

OFFERING MEMORANDUM

Sale Price	\$250,000.00
Price /psf	\$38.90 psf
Building/sf	7,068 SF
Units - Main Floor	1 - Commercial Tenant
Units – Upper	5 - efficiency apt-Rooms
Floors	6 - efficiency apt-Rooms
Year Built	1930
2025 Taxes	\$2,368.00

PROPERTY OVERVIEW

- **This property features a 12-unit Mixed- Use Asset located in the Vibrant Downtown district.**
- **Diversified & Stable Income Stream with balanced mix of retail and residential tenants reducing investment risk.**
- **11 (1) room apartments upstairs**
- **1 Non-Profit Tenant on main floor**
- **Ample Parking on Main Street**
- **Recent Roof Replacement**
- **Stabilized Cash Flow with all units leased except 2-rooms at this time.**
- **7,088 sf total building including basement.**
- **Contact Listing Sales Agent, Allan Zolin, for more information and financials.**

PROPERTY VIDEO LINK

<https://app.archi-pix.com/sites/127-central-ave-long-prairie-mn-56347-26184690/brand>



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PROPERTY PHOTOS

Main Floor Non-Profit Tenant - Food Pantry



PROPERTY PHOTOS

2- Shared Lunchrooms / 1 shared Laundry- upper levels

