

4220 4TH ST NE

5-UNIT MULTIFAMILY INVESTMENT | COLUMBIA HEIGHTS, MN

Huset Park Neighborhood · 1×3BR + 4×2BR · 100% Occupied

MRG
REALTY PARTNERS



A STABLE, WELL-MAINTAINED INVESTMENT

Proactively well maintained five-unit building on the eastern side of Columbia Heights' Huset Park neighborhood. Easy access to NE Minneapolis amenities & I-694 via University Ave. The property is only blocks from Huset Park & numerous neighborhood businesses on 40th Ave NE. The unit mix is one large 3BR plus four 2BR units, currently 100% occupied. Detail-oriented owners have kept this a solid & stable building. Major systems are already handled: boiler (2022), water heater (2021) & updated electrical. Six off-street parking spaces. A new owner or manager can step into place & focus on cash flow instead of planning major repairs, on a building that has been cared for the right way by hands-on ownership. Great fit for an investor who wants a stable, fully occupied property that has actually been maintained.

INVESTMENT SUMMARY

Offered At	\$615,000
Units	5 (1×3BR, 4×2BR)
Occupancy	100%
2025 Adjusted NOI	\$46,962

PROPERTY HIGHLIGHTS

- Boiler replaced 2022, water heater 2021, electrical updated
- Six off-street parking spaces
- Proactive, detail-oriented, hands-on ownership
- Historically near-zero vacancy
- 100% occupied — turnkey cash flow from day one
- Small enough for a new owner to self-manage

CONTACT TO SCHEDULE A SHOWING

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Information deemed reliable but not guaranteed. Buyer/buyer's agent to independently verify all information.

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