

INVESTMENT SALE

2524 Portland Avenue South
Minneapolis, MN

\$585,000

Asking Price

Phillips West

South Minneapolis Cash-flowing 6 Plex



About

Welcome to 2524 Portland Ave S, a fully updated six-unit building offering immediate cash flow and exceptional long-term stability. This property is perfect for both investors and owner-occupants looking to live rent-free while generating income from day one.





HIGHLIGHTS

- 9% CAP Rate – strong performer with low owner expenses
- Turn-key condition – units are modern, clean, and easy to rent
- Tenants pay ALL utilities including heat, electricity, and hot water
- Six separate hot water heaters + fully separated heat/electric
- Mini-splits with AC installed in every unit
- Newer roof & siding for reduced long-term operating costs
- Electrical updated in 2020

SUBMIT YOUR OFFER

This Wont Last Long!



MIXED USE

- Stable, high-demand location near transit, hospitals, and downtown

This is a rare opportunity to acquire a well-maintained, fully upgraded multifamily asset with strong cash flow, minimal owner responsibilities, and versatility for future value-add or owner-occupancy.

A rock-solid performer in an unbeatable location—don't miss this one.



A photograph of a kitchen interior. On the left is a white refrigerator. The wall is covered with light-colored wooden cabinets. Below the upper cabinets is a white countertop with a double stainless steel sink and a chrome faucet. To the right of the sink is a white electric stove with four burners and an oven. A white range hood is mounted above the stove. The floor is covered with large, square, light-colored tiles. The lighting is warm and yellowish.

GREAT RENTAL INCOME!

Very Diverse Population: The neighborhood has one of the most racially and ethnically diverse populations in Minneapolis, with significant Black/African American, Hispanic/Latine, and immigrant communities.

The background image shows an empty room with light-colored walls and a carpeted floor. A window with a dark curtain is visible on the right wall, and a light fixture is on the ceiling. A dark semi-transparent box is overlaid on the right side of the image, containing the text 'RESIDENTIAL UNITS'.

RESIDENTIAL UNITS

Unit Layout

1 Studio

3-1 Bedroom/1 Bath

2-2 Bedroom/1 Bath

TURN KEY RENTALS



IDEAL INVESTMENT



This is a perfect addition to any cash flow driven investment portfolio. 4D program certified and active. This property runs like a well oiled machine! Low owner expenses.

HIGHLIGHTS

Rents

Unit 1 – Studio \$875 MTM

Unit 2 – 2 Bedroom \$1,050 MTM

Unit 3 – 1 Bedroom \$950 MTM

unit 4 – 1 Bedroom \$925 MTM

Unit 5 – 2 Bedroom \$1,000 MTM

Unit 6 – 1 Bedroom \$925 MTM

Expenses

Taxes-\$1,985 (4D Tax Subsidy)

Insurance- \$3800

Electricity- \$600 YR

Water & Trash- \$2,400

Mini splits in every unit. Newer roof.
New siding. Electrical replaced in 2020.
Updated units. Seperate water heaters for every unit. Month to month tenants. Great unit mix. Currently operating under the 4D affordable rental program. Taxes are subsidized for the property. Laundry on site. Over 9% cap rate. Great cash flow opportunity.



CONTACT

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