

CAMPUS PARK VILLAS & TOWNHOUSES

133 Cedar Street East, Saint Joseph, MN 56374



OFFERING SUMMARY

SALE PRICE:	\$3,393,000
NUMBER OF UNITS:	39
LOT SIZE:	1.8 Acres
YEAR BUILT:	1994
BUILDING SIZE:	81,219 SF
ZONING:	R3 - Multiple Family Residential District

PROPERTY OVERVIEW

This listing is for 3 apartment/town house buildings conveniently located in the charming town of St. Joseph. The location is close to the College of Saint Benedict and St Johns University, restaurants and retail establishments. The units have high speed Internet access, surface and garage parking, dishwashers, ranges, refrigerators and washer/dryer hookups.

PROPERTY HIGHLIGHTS

- Property is in a great location in a charming college town
- Buildings have been kept up to date and are in great condition
- 39 units total: two 12 unit apartment buildings and one 15 unit town home building
- Huge units: 6 three beds/2 baths; 18 four beds/2 baths, and 15 five beds/2 baths
- Surface and garage parking available
- Sold as portfolio only - owner will not separate

KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
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MULTIFAMILY FOR SALE

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SALE PRICE

\$3,393,000

LOCATION INFORMATION

Building Name	Campus Park Villas & Townhouses
Street Address	133 Cedar Street East
City, State, Zip	Saint Joseph, MN 56374
County/Township	Stearns
Cross Streets	1st Avenue NE/Wisconsin St

BUILDING INFORMATION

Building Size	~ 81,219 SF Total
# Of Units	3
Year Built	1994
Tenancy	Multiple
Number Of Floors	3
Building 1	~ 30,300 sf
Building 2	~ 26,100 sf
Building 3	~ 24,819 sf
Square Footage Is Estimated	

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	R3 - Multiple Family Residential District
Lot Size	1.8 Acres
APN#	84.53735.0020; 84.53735.0000
Taxes - Payable 2018	\$42,178 Total
131 Cedar St East	12 Units: Six 3 bed/2 bath Six 4 bed/2 bath
133 Cedar St East	12 Units: Six 3 bed/2 bath Six 4 bed/2 bath
420-450 1st Ave NE	15 Units: Fourteen 5 bed/2 bath One 3 bed/1 bath
Taxes - Payable 2018	\$42,178 Total

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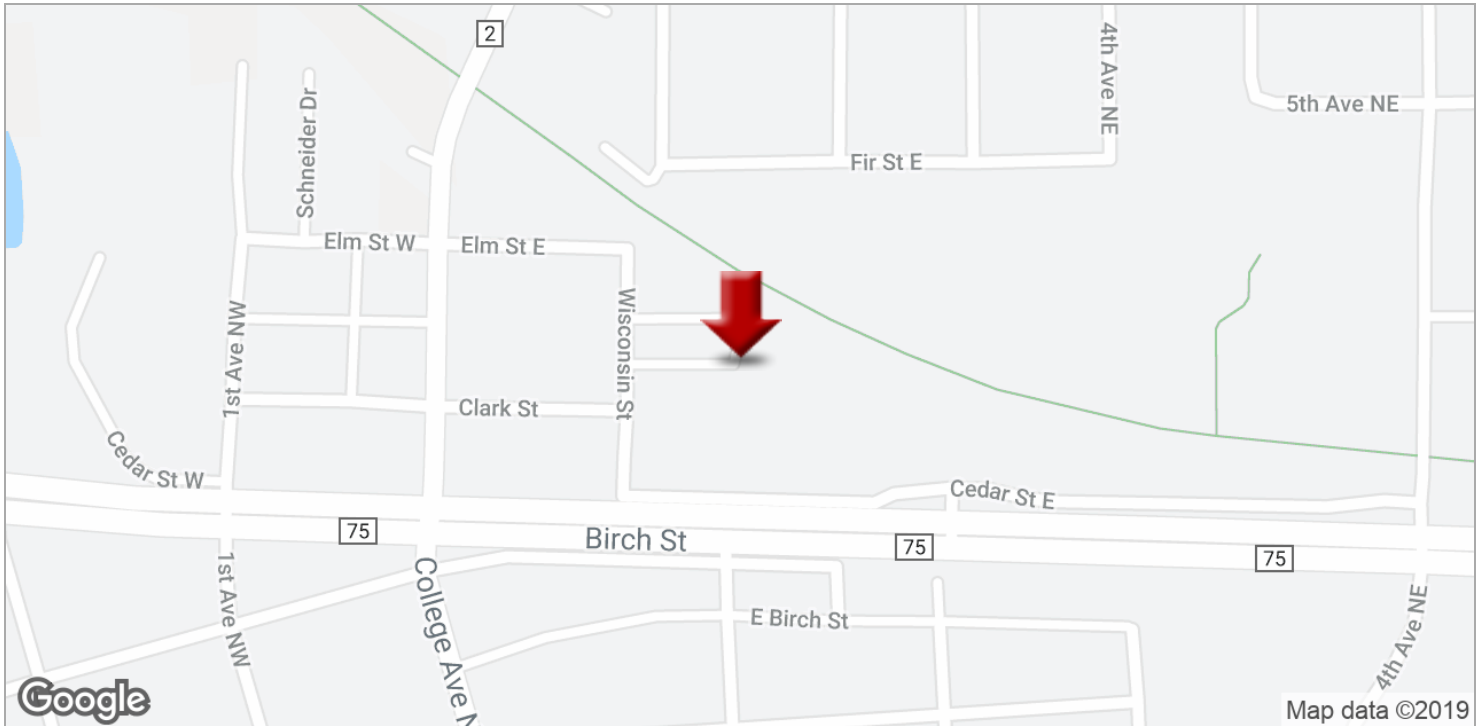
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★ Designed by TownMapsUSA.com

SAINT JOSEPH, MN

St. Joseph is located in Stearns County, in Central Minnesota, about 70 miles northwest of Minneapolis and eight miles west of St. Cloud in the St. Cloud Metropolitan Statistical Area. The Watab and Sauk rivers, both tributaries to the Mississippi, flow through St. Joseph.

CITY INFORMATION

Area:	Approximately 4 square miles
Population:	6,772 people
Colleges:	College of St Benedict and St John's University
Walking:	A walkable, distinctive core

CITY HIGHLIGHTS

- St Joseph is recognized for its educational institutions
- The College campus enhances the local school system and enriches community life
- St Joseph's sidewalks, trails, parks, festivals and community buildings are open and welcoming public spaces
- The arts and culture are valued in the city. Numerous venues host different forms of art: dance, music, theatre and others
- Between 2017 and 2040, the city is expected to grow by almost 40%

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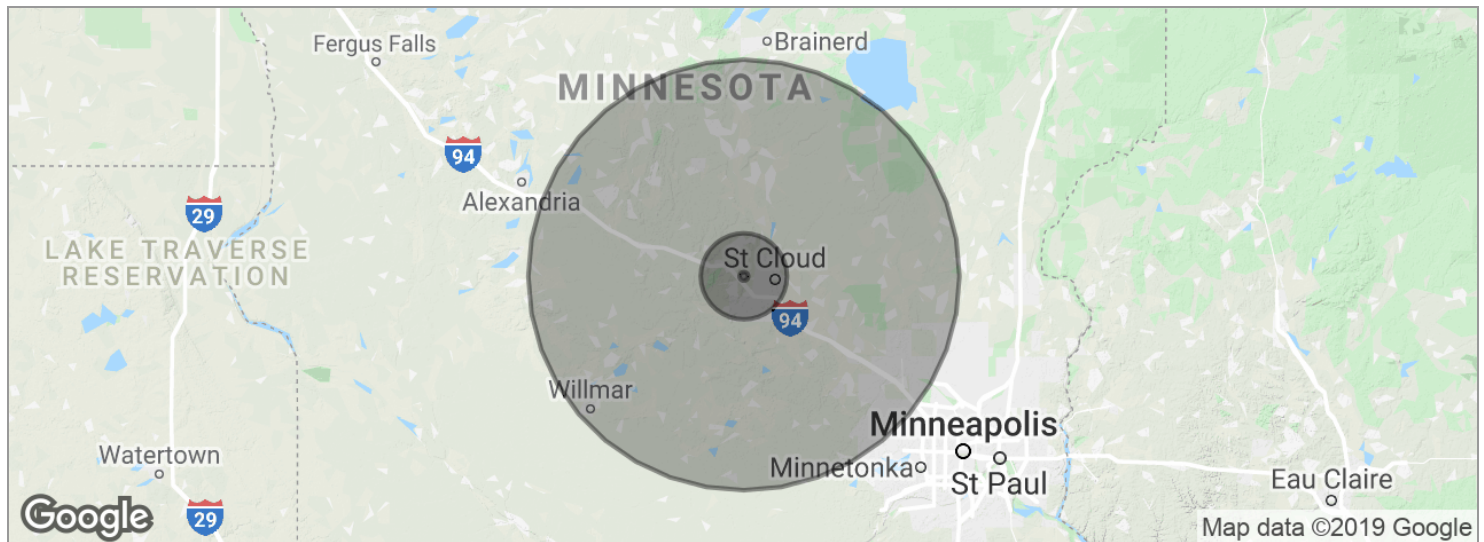
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POPULATION	1 MILE	10 MILES	50 MILES
Total population	1,208	106,031	600,069
Median age	25.4	33.2	35.6
Median age (male)	32.5	33.2	35.0
Median age (Female)	21.8	34.5	36.5

HOUSEHOLDS & INCOME	1 MILE	10 MILES	50 MILES
Total households	378	41,557	225,285
# of persons per HH	3.2	2.6	2.7
Average HH income	\$58,785	\$66,244	\$66,677
Average house value	\$154,945	\$177,318	\$228,507

* Demographic data derived from 2010 US Census

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