

FOR SALE



Fully Occupied 8 Unit Apartment Building

CBC Orion is pleased to offer for sale Shelly Apartments, conveniently located just off Benton Drive in Sauk Rapids. Close proximity to shopping, restaurants, parks and Mississippi River. Sauk Rapids is a growing community and is included in the Saint Cloud rental market.

Offering consists of 8 apartment units and garage building with 6 stalls. All units have two bedrooms and one bath. Each apartment is equipped with fridge/freezer, range/oven, and wall AC. Well-designed floor plans with kitchen & dining, walk in pantry, spacious living room, hallway closet, full bath and two bedrooms.

- Convenient location just off Benton Drive
- Near shopping, restaurants, parks and Mississippi River
- Fully occupied building with excellent rental history
- Excellent 1031 Exchange Replacement

This well-maintained apartment building consists of brick and siding exterior with shingled roof. New hot water boiler and water heater. All units are separately metered for electric (tenant paid). Coin operated laundry machines on site. Excellent opportunity to own this fully occupied apartment building with excellent rental history. Perfect 1031 exchange replacement.

***** Offered For Sale at \$544,000 *****

Contact Scott Schmitt for further details on this offering (320) 267-4576.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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