

3BR / 2 Bath NE Home with Full Basement



**2109 4th St NE
Minneapolis, MN**



Welcome Home to NE Easy Livin'

Nicely updated home with stunning French door entry to open plan living area. Gleaming hardwood floors in living/dining room. Kitchen has stainless steel appliances, cheery white cabinetry and tile flooring.

Fantastic location—the best of Northeast art and innovation waits right outside your door!

Walk north to Grumpy's and Carma Coffee, Northwest to Stanley's and Psycho Suzies, south to Jimmy's and the Northeast Social, west to JAX Café, Mojo Coffee and the river. Head east to Indeed Brewing Co, BauHaus, 612Brew, Sociable Ciderwerks, Tattersall and all of Central Ave NE!

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Kurt Nowacki Realtor®
612.227.6163
kurt@rocksolidcos.com



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**2109 4th St NE
Minneapolis, MN**

Home Details

Main Level

Living Room	15x12
Kitchen	11x9
Dining Room	12x12
Bedroom 1	11x9
Bath	Full
Front Porch	21.4x6.1
Back Deck	11x11

Upper Level

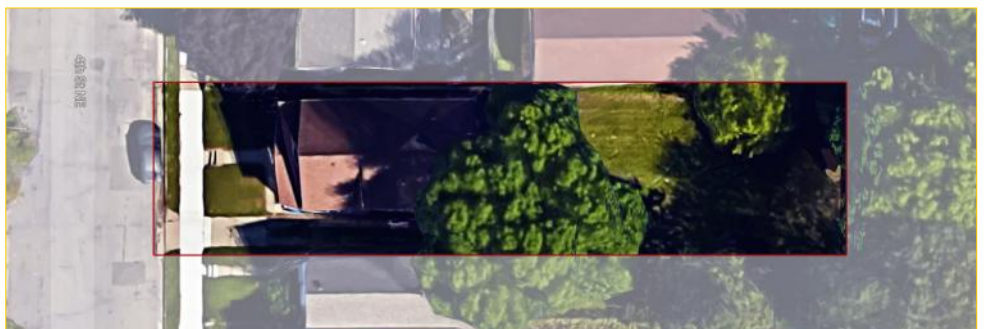
Bedroom 2	14x9
Bedroom 3	9x8
Bath	Full
Deck	6x4

Basement

Open Area	31.8x18.5
Storage 1	13.8x3.9
Storage 2	7.3x4.4



Listing Price:	\$186,777	
Location:	2109 4th St NE, Minneapolis, MN 55418	
PID Number:	1102924340187	
2015 Total Tax:	\$2,182	
Legal Desc:	LOT 007 BLOCK 004 COBBS ADDN TO ST ANTHONY LOT 7, BLOCK 4, EXCEPT THE SOUTH 26 FEET THEREOF; ALSO EXCEPT THAT PART OF THE NORTH 4 FEET OF THE SOUTH 30 FEET OF SAID LOT 7 WHICH LIES EAST OF THE WEST 100 FEET OF SAID LOT 7,	
Zoning:	Residential-R2B (Duplex & Single-Family Homes)	
Topography:	Flat, grassy, some trees	
Utilities:	Water	City water, connected
	Sewer	City sewer, connected
	Heat	Forced air
	Air Conditioning	Central
Number of Bldgs:	1	
Number of Floors:	1.5	
TotalSF:	1,367	
Lot Size:	.09 Acres	
Building Type:	Stucco	
Year Built:	1900	
Neighboring:	Single family residential, local retail	
General:	Newer roof, furnace, A/C and windows (2010). Charming French door entrance to living room.	



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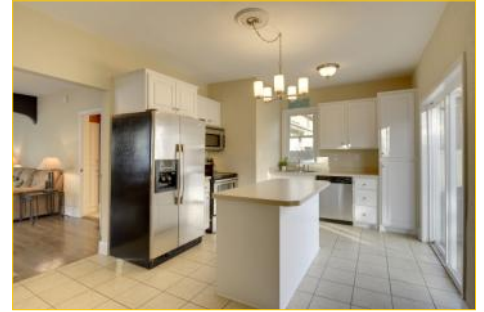
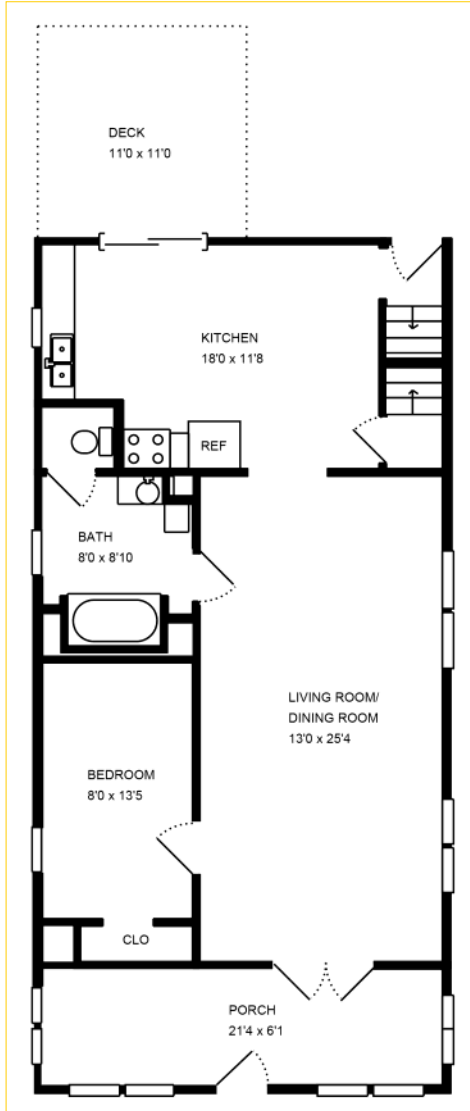
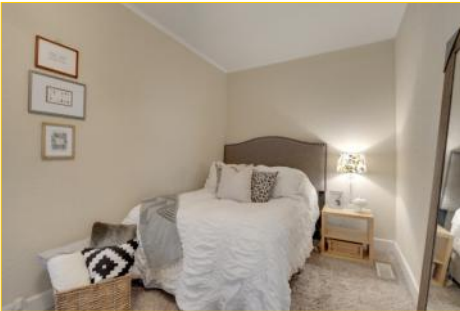
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3BR / 2 Bath NE Home with Full Basement

2109 4th St NE
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Main Level: 760SF



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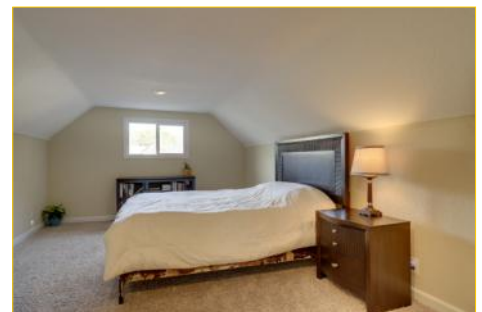
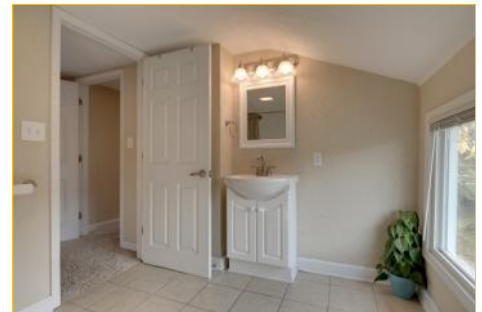
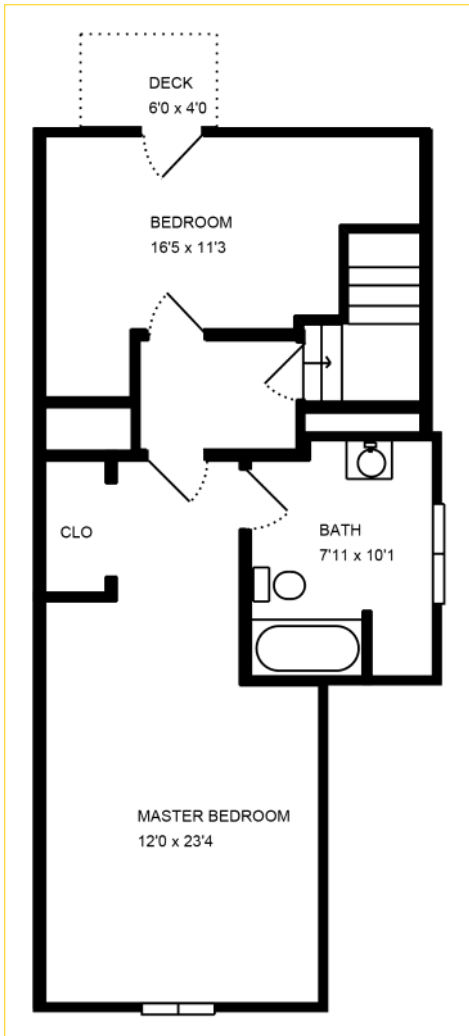
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Basement: 637SF



Upper Level: 497SF



More Photos online at: <http://LoveNE.info>

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Northeast Minneapolis—a Small Town Next to Downtown!

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Minneapolis, MN**

Northeast Demographics

Community-at-a-Glance

County Seat: **Hennepin**

3 Mile Radius

Population:
116,700

Median Age:
32.6

Average Family Size:
2.94

Median Home Value:
\$144,526

Median Household Income:
\$52,005

Commute Time (minutes):
19.9

**2010 US Census Data & Esri Forecasts*

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Last Updated: Saturday, November 14, 2015

The Northeast Minneapolis Arts District is rated #1 in the country by USA Today!

General Characteristics	1 Mile	3 Mile	5 Mile
Total population	13,573	116,700	369,132
<i>Male</i>	6,598	58,479	184,675
<i>Female</i>	6,975	58,221	184,457
Median age (years)	40.8	32.6	32.5
<i>Under 5 years</i>	959	6,442	23,880
<i>18 years and over</i>	11,015	97,963	296,495
<i>65 years and over</i>	1,613	12,286	37,845
Average household size	2.23	2.20	2.24
Average family size	2.93	2.94	3.10
Total housing units	6,451	54,664	168,300
Social Characteristics	1 Mile	3 Mile	5 Mile
Pop. 25+ by Educational Attainment	9,982	72,588	241,403
<i>HS graduate</i>	22.8	22.6	23.1
<i>Associate degree</i>	8.0	7.3	7.1
<i>Bachelor's degree</i>	26.1	24.3	23.2
Family Households	3,105	21,762	70,927
Economic characteristics	1 Mile	3 Mile	5 Mile
16+ In labor force	92.4%	91.5%	89.9%
Average travel time to work (minutes)	21.4	19.9	21.0
Median household income (dollars)	61,493	52,005	50,574
Average household Income (dollars)	68,929	63,797	63,708
Per capita income (dollars)	32,272	28,937	27,334
Housing Characteristics	1 Mile	3 Mile	5 Mile
Owner-occupied homes	4,160	25,064	154,246
<i>Median value (dollars)</i>	145,216	144,526	142,431
Renter-occupied homes	1,887	24,394	80,290

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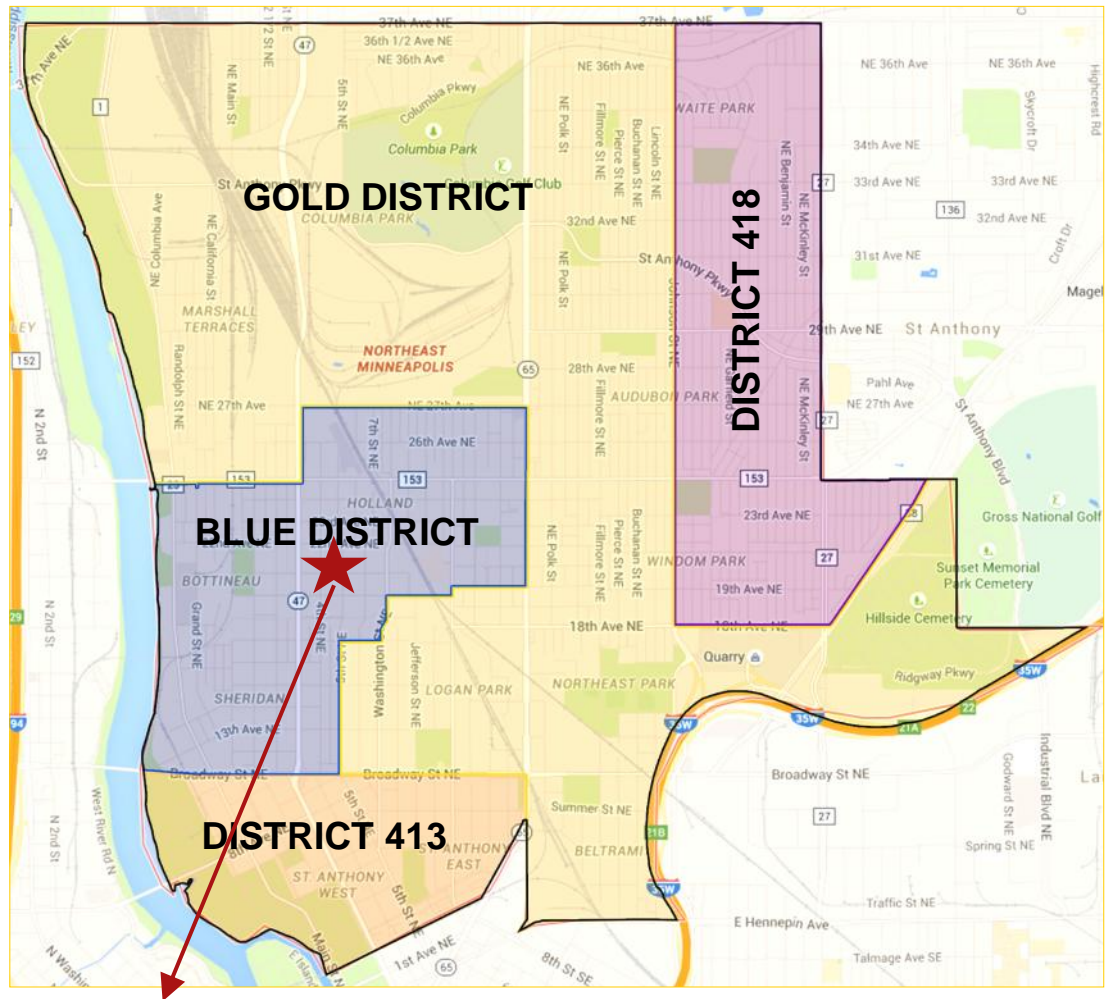


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Nobody offers a better program than the one I've put together in this *Exclusive Northeast Minneapolis Special Financing Program!*

PLUS!! When you work with me, I guarantee I'll negotiate a deal where the Seller will pay 100% of your closing costs! This is my Unique Service Guarantee, "If I can't get the Seller to pay 100% of your closing costs, I will give you \$1,000 out of my pocket at closing!"

When the house appraises, it must appraise for the purchase price + the built-in closing costs. This means you'll buy a house with an appraised value above your NET purchase price – Guaranteed!



GOLD DISTRICT

Learn how you can **Buy a Home in Northeast Minneapolis with less than \$5,000** out of your pocket.
(<http://5000orless.org>)

BLUE DISTRICT

Learn how you can **Buy a Home in Northeast Minneapolis with less than \$3,000** out of your pocket.
(<http://3000orless.com>)

DISTRICT 413

Learn how you can **Buy a Home in Northeast with an appraised value with an appraised value thousands of \$'s above your net purchase price.**
(<http://District413.com>)

DISTRICT 418

Learn how you can **Buy a Home and Get \$7500 FREE Money - Closing Costs Paid by Seller - Home Warranty**
(<http://District418.com>)

Every dollar you save on your mortgage is a dollar you can put into principal reduction, improvements or maintenance.

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