

# Up/Down Duplex in Sizzlin' Hot NE Minneapolis



**2315 Buchanan St NE  
Minneapolis, MN**

## Enjoy the Easy Living NE Vibe for Less Than the Average Car Payment

Live upstairs and rent the lower unit for a net mortgage installment of less than \$250/month!

### Lower Unit

- 2-Bedroom, 1 bath with large living room
- Large pantry or dining nook off kitchen hallway
- Big screened-in back porch

### Upper Unit

- 1-Bedroom, 1bath with living room and formal dining
- Kitchen with room for a snack bar or café table
- Separate pantry and utility areas
- Downtown Minneapolis skyline view!

Huge basement with dual washer/dryer hookups

**Great starter home with solid rental income built in!**



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[www.rocksolidcos.com](http://www.rocksolidcos.com)

**Kurt Nowacki** Realtor®  
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# Big City Life, Small Town Price in NE

**2315 Buchanan St NE  
Minneapolis, MN**

## Up/Down Duplex Details

### Lower Unit

Living Room	14.10x11.2
Kitchen	11.4x8.2
Bedroom 1	11.2x10.0
Bedroom 2	13.4x11.3
Bathroom	Full
Screened Porch	10.9x8.0

### Upper Unit

Living Room	14.0x11.4
Kitchen	11.7x9.10
Dining Room	14.7x13.0
Bedroom	11.7x10.4
Bathroom	Full
Utility Room	9.6x7.8

### Basement

Room 1	38.11x24.3
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<b>Listing Price:</b>	\$229,777	
<b>Location:</b>	2315 Buchanan Street NE, Minneapolis, MN 55418-3817	
<b>PID Number:</b>	1202924310041	
<b>2015 Total Tax:</b>	\$2,800	
<b>Legal Desc:</b>	Lincoln St Sup East Side Adn. Lot 016, Blk 002 Ex Alley Of Lot 16.	
<b>Zoning:</b>	Residential-Single	
<b>Topography:</b>	Flat, grassy, some trees	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City sewer, connected
	Fuel	Natural gas
	Heat	Forced air
<b>Number of Bldgs:</b>	1 — Up/down duplex	
<b>Number of Floors:</b>	2+ basement	
<b>Total Finished SF:</b>	1,108	
<b>Acres:</b>	—	
<b>Building Type:</b>	Stucco	
<b>Year Built:</b>	1905	
<b>Neighboring:</b>	Single family residential, local retail	
<b>General:</b>	Walk to Windom Park. Great starter home w/income opportunity in HOT NE Minneapolis.	



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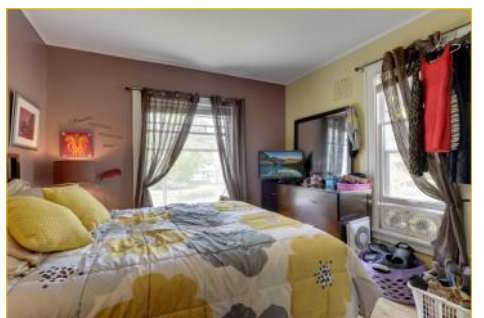
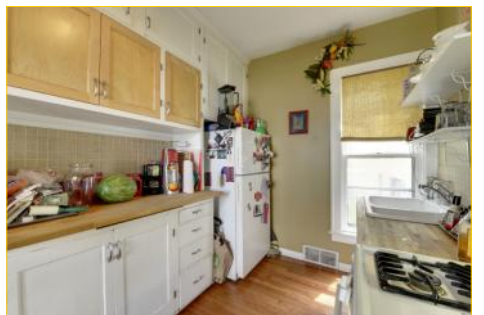
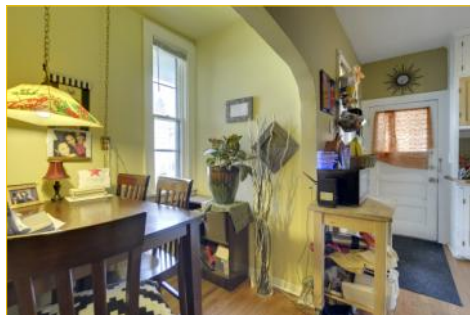
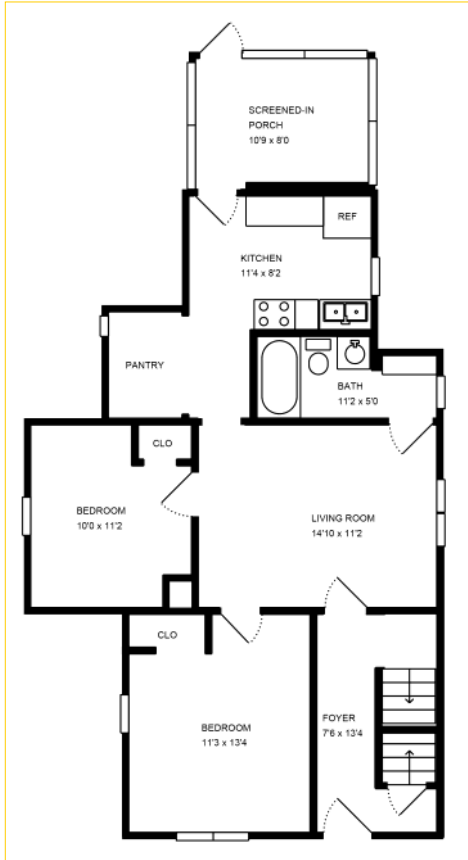
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# 2-Bedroom Lower Unit: Currently Rented at \$1,100/mnth

**2315 Buchanan St NE  
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**Lower Unit**



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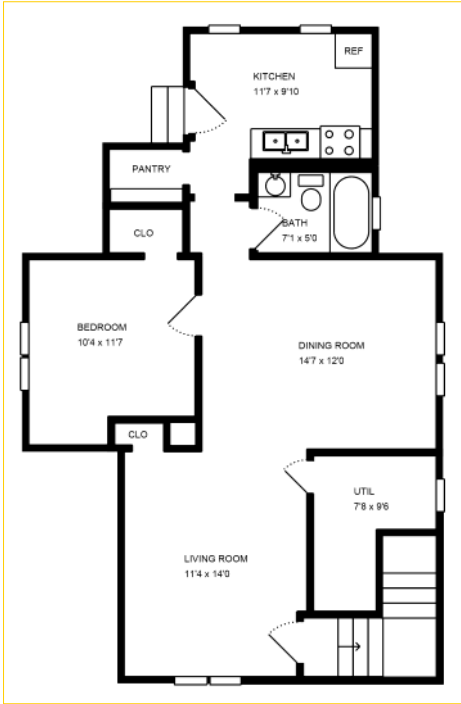
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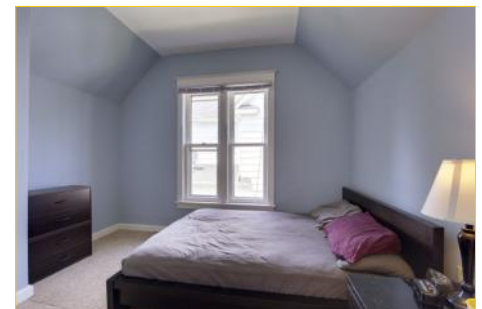
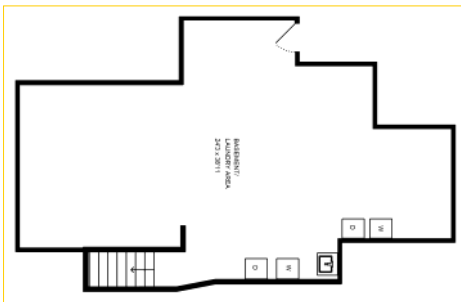
# Upper Unit with View of Downtown Minneapolis Skyline

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## Upper Unit



## Basement Floor Plan



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# Northeast Minneapolis—a Small Town Next to Downtown!

**2315 Buchanan St NE  
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## 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: Monday, June 15, 2015*

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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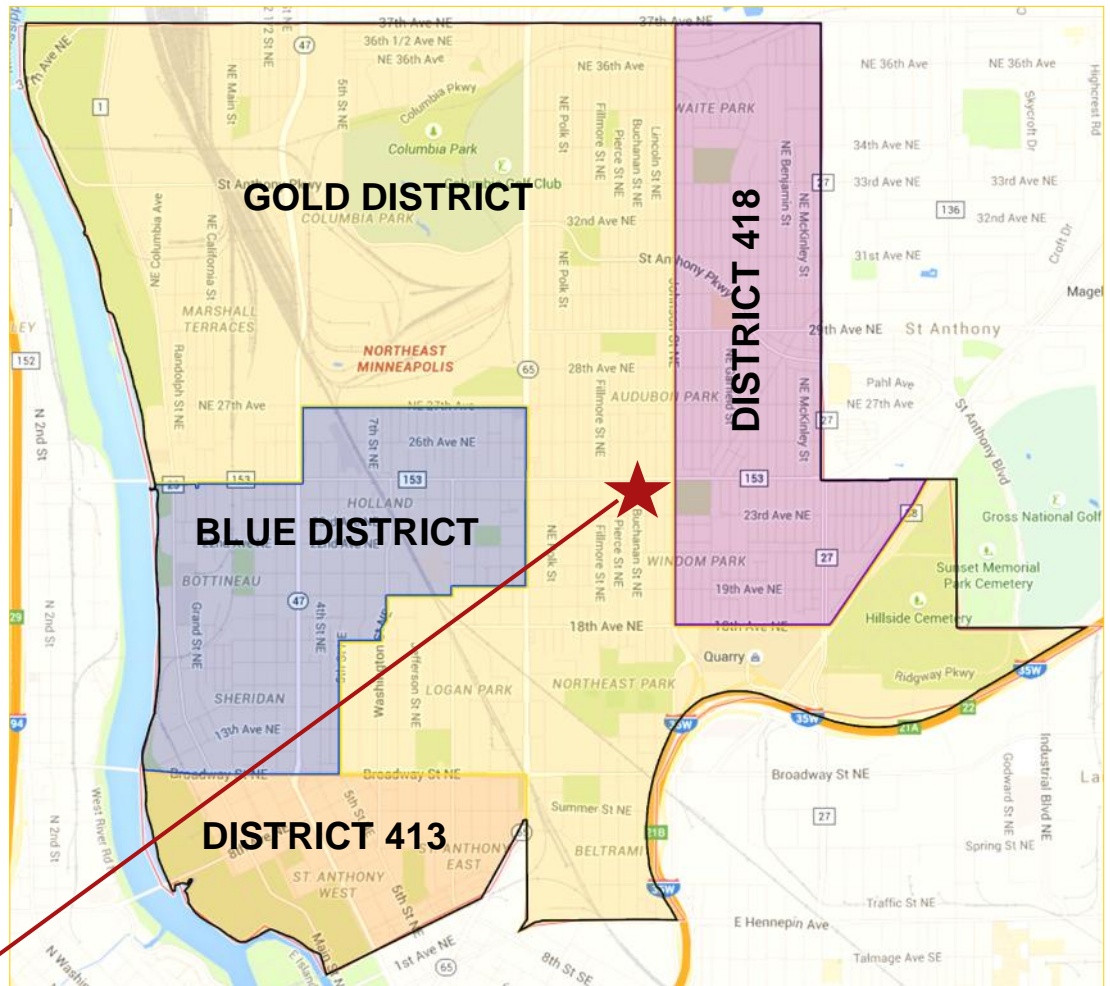


# Northeast Minneapolis Special Financing Program

**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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