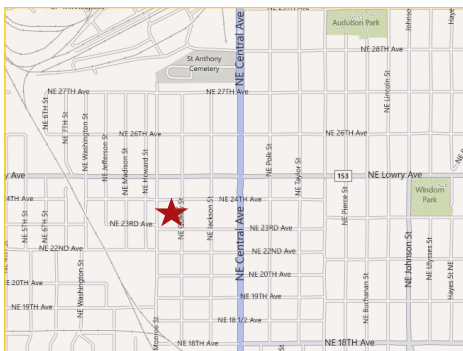


# Three-Level Duplex For SALE \$184,777



**2320 Quincy Street NE  
Minneapolis, MN**

## Whether You Are an Investor or Owner Occupant—This Works!



### Northeast Minneapolis Rental Market is Booming!

Located minutes from downtown Minneapolis and near Central Avenue NE, this well-maintained 2,784 SF, three-level duplex will go fast! Stained & beveled glass, hardwood maple floors and solid oak trim add to the beauty and charm.

The 1st and 2nd floor are two bedroom units, each with a formal dining room, eat in kitchen and 3-season porch. The 3rd floor non-conforming unit can easily be combined with the 2nd floor unit to add more rental income.

The duplex is in the heart of the City of Minneapolis Arts District and the NE Brew District. Walk to many restaurants, bars, tap rooms, grocery stores, banks and more. Everything you need within walking distance!

# Rock Solid COMMERCIAL

*Providing Exceptional Personal Service*

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

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

# Kurt Nowacki

Realtor®

# 612.227.6163

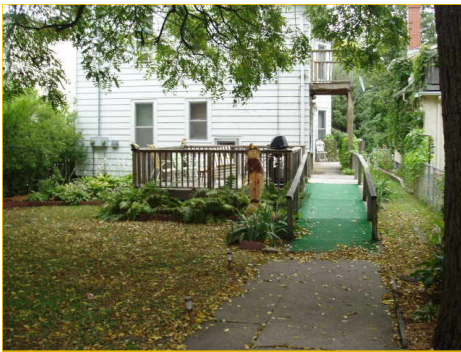
[kurt@rocksolidcommercial.com](mailto:kurt@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Three-Level Duplex For SALE \$184,777

**2320 Quincy Street NE  
Minneapolis, MN**

## Site Data



<b>Listing Price:</b>	\$184,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	2320 Quincy Street NE Minneapolis, MN 55418	
<b>PID Number:</b>	1102924410131	
<b>2012 Total Tax:</b>	\$2,741.80	
<b>Legal Description:</b>	Lot 005 Block 007 WILSONS RGT BLKS EAST SIDE ADDN	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
<b>Number of Floors:</b>	3	
<b>Bedrooms:</b>	Up to 6	
<b>Bathrooms:</b>	3	
<b>Foundation Size:</b>	1,092 SF	
<b>Total SF:</b>	2,784 SF	1st Floor—1,092 SF 2nd Floor—1,092 SF Basement—600 SF
<b>Acres:</b>	0.14	
<b>Year Built:</b>	1900	
<b>Owner Occupied:</b>	No	
<b>Neighboring:</b>	Residential	
<b>School District:</b>	1—Minneapolis	
<b>General:</b>	Three-level duplex in the heart of NE Minneapolis. Maintenance free exterior and new furnace.	

**Rock Solid**  
COMMERCIAL

*Providing Exceptional Personal Service*

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

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
Real Estate Brokerage

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Kurt Nowacki** Realtor®

**612.227.6163**

[kurt@rocksolidcommercial.com](mailto:kurt@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Three-Level Duplex For SALE \$184,777

**2320 Quincy Street NE  
Minneapolis, MN**

## Radius Demographics

## Community-at-a-Glance

County Seat: **Hennepin**

### 3 Mile Radius

Population:

**146,552**

Median Age:

**29.6**

Average Family Size:

**3.16**

Median Home Value:

**\$125,450**

Median Household Income:

**\$46,896**

Commute Time (minutes):

**21.4**

\*2010 US Census Data & Esri Forecasts

General Characteristics	1 Mile	3 Mile	5 Mile
Total population	20,440	146,552	380,492
<i>Male</i>	10,366	74,018	191,175
<i>Female</i>	10,074	72,534	189,317
Median age (years)	32.9	29.6	31.3
<i>Under 5 years</i>	1,531	9,719	25,447
<i>18 years and over</i>	16,225	117,484	304,107
<i>65 years and over</i>	1,619	12,854	37,861
Average household size	2.32	2.27	2.25
Average family size	3.14	3.16	3.12
Total housing units	9,646	66,519	175,270
Social Characteristics	1 Mile	3 Mile	5 Mile
Pop. 25+ by Educational Attainment	14,283	90,087	250,287
<i>HS graduate</i>	27.8%	25.9%	23.2%
<i>Associate degree</i>	7.4%	7.4%	7.1%
<i>Bachelor's degree</i>	19.5%	19.6%	22.8%
Family Households	4,033	26,377	72,863
Economic characteristics	1 Mile	3 Mile	5 Mile
16+ In labor force	10,165	69,550	190,165
Average travel time to work (minutes)	22.8	21.4	21.3
Median household income (dollars)	49,224	46,896	50,356
Average household Income (dollars)	57,435	58,419	64,089
Per capita income (dollars)	25,747	24,723	27,558
Housing Characteristics	1 Mile	3 Mile	5 Mile
Owner-occupied homes	4,102	27,706	75,122
<i>Median value (dollars)</i>	120,398	125,450	141,115
Renter-occupied homes	4,672	32,322	85,148

**Rock Solid**  
COMMERCIAL

*Providing Exceptional Personal Service*

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

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Kurt Nowacki** Realtor®

**612.227.6163**

[kurt@rocksolidcommercial.com](mailto:kurt@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Three-Level Duplex For SALE \$184,777

2320 Quincy Street NE  
Minneapolis, MN

## Summary



Breezeway Entry



6 Panel Pocket Doors



Breakfast Area



Large Eat-in Kitchen



Formal Dining



Living Room



Walk-in Shower



Period Architecture  
Beautiful Leaded  
& Stained Glass

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.  
Copyright 2012 ROCK SOLID Commercial.

Last Updated: Tuesday, November 06, 2012

## Features and amenities include:

- Three-level duplex, 2,784 SF finished plus three season porch
- Large eat-in kitchen, pantry and "breakfast deck"
- 9' ceilings that accentuate the size of the already large duplex
- Stained, leaded and beveled glass-pane windows
- Hardwood maple floors and solid oak trim
- Beautiful turn of the century architecture and design elements
- New furnace recently installed
- Great location in the Northeast Minneapolis Arts District!

**Rock Solid**  
COMMERCIAL

Providing Exceptional Personal Service

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

Delivering Exceptional Positive Results

ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Kurt Nowacki** Realtor®

**612.227.6163**

[kurt@rocksolidcommercial.com](mailto:kurt@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771