



FOUR-PLEX INVESTMENT OPPORTUNITY

444 Madison St. NE

Minneapolis, Minnesota

\$885,000

4

2+1
UNITS

<1%

VACANCY
OVER
16 YEARS

5

OFF-STREET
PARKING
SPACES

7.16%

CAP
RATE

INVESTMENT HIGHLIGHTS

- Tenants pay electric and gas
- Furnace and radiators less than 4 years old
- Water heaters replaced 2023, 2021, and 2013
- All kitchens/baths updated
- Rental license Tier 1
- Less than 1% vacancy over the past 16 years
- Three units with private laundry, one with basement laundry
- Turn-key property- no work needed!

Jen Geisinger | Luke Real Estate

(612) 599-4677 ▪ jen@liveinmn.com

Property Details

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UNIT MIX

Unit	Square Footage	Monthly Rent	BR	BA	Laundry	Lease Term
Unit 1	1000	\$1,835	2	1	Basement	MTM through 5/31/28
Unit 2	925	\$1,785	2	1	In-Unit	MTM through 5/31/28
Unit 3	900	\$1,775	2	1	In-Unit	MTM through 5/31/28
Unit 4	815	\$1,745	2	1	In-Unit	MTM through 5/31/28

TENANTS LOVE THIS LOCATION:

- Highly walkable to the coffee shops, restaurants, and shopping of NE Minneapolis
- Riverfront areas of North Loop, Boom Island, and Nicollet Island are nearby
- No car, no problem- extensive bike infrastructure and public transportation for tenants
- Quick access to downtown Minneapolis, 35W, and 94

FINANCIAL SUMMARY (ACTUAL – 2026)

	Annual	Per SF
Gross Rental Income	\$85,860	\$17.17
Other Income	–	–
Vacancy Loss	–	–
Effective Gross Income	\$85,860	\$17.17
Property Taxes	\$11,187	\$2.24
Operating Expenses	\$11,328	\$2.27
Total Expenses	\$22,515	\$4.50
Net Operating Income	\$63,345	\$12.67

CAP RATE

7.16%

*based on asking price
and 2026 actual NOI*

*Priced to deliver **\$63,345 in annual NOI** on a proven, low-vacancy asset.*

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