

122 S. Minnesota Ave.



Downtown Saint Peter offers investors an opportunity to purchase a rare historic all brick building with many newer upgrades. The Nicollet Hotel was originally built in 1872 and recently converted to twenty well-appointed apartments. In 1998 the building received new windows, and new roofs with metal coping around the entire parapet walls along with the brick being tuckpointed



ACF Apartment
— CASH FLOW, INC. —

Nathan Opatz
MULTI-FAMILY BROKER

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PROPERTY DETAILS

122 S. Minnesota Ave., Saint Peter, MN 56082

Sales Price \$1,999,000.00

Price per Unit \$ 79,960 / Unit

Unit Mix
5 – Retail / Office Commercial Units
4 – Row Homes / Varying Sizes & Layouts
16 – Apartments on 2nd & 3rd Floors

Property ID # PID #19-412-3672 (Nicollet County)

Roof Combination Pitched Asphalt Shingled Roof & Black Rubber Roof / The Whole Top of Building New 1998

Property Type Three Story with Full Basement / All Brick Exterior
Built as the Hotel in 1872 / Renovated to Apts. 2000

Lot Lot Size 66' by 155' / 0.24 Acres

Laundry Two Sets of Coin Operated Washers & Dryers

Building SqFt The Building Footprint is 45' wide by 120' Deep
Each of the Four Floors is 5,400 Square feet
Row Homes in the Rear Adds Another 2,940 SqFt

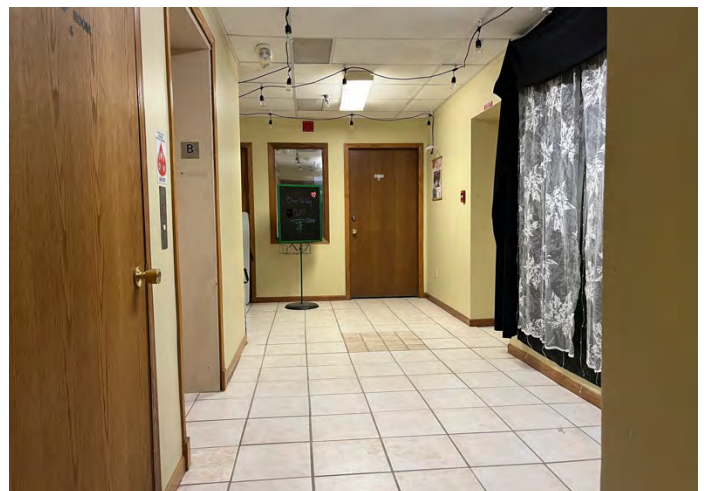


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PROPERTY RENT ROLL – September 2026

122 S. Minnesota Ave., Saint Peter, MN 56082

UNIT	TYPE	RENT	MARKET
120	COMMERCIAL	\$1,370.00	\$1,500.00
201-A	COMMERCIAL	VACANT	\$1,500.00
201-B	COMMERCIAL	VACANT	\$ 750.00
201-C	COMMERCIAL	VACANT	\$ 750.00
201-D	COMMERCIAL	VACANT	\$ 750.00
109	1BD, 1BA (ROWHOUSE)	\$ 900.00	\$1,000.00
111	2BD+DEN, 1BA (ROWHOUSE)	\$1,450.00	\$1,500.00
113	2BD+DEN, 1BA (ROWHOUSE)	\$1,283.00	\$1,500.00
115	1BD, 1BA (ROWHOUSE)	\$1,050.00	\$1,050.00
201	1BD, 1BA	\$ 700.00	\$ 900.00
202	2BD, 1BA (LARGE)	\$1,088.00	\$1,200.00
203	1BD, 1BA	\$ 900.00	\$ 900.00
204	1BD, 1BA	\$ 800.00	\$ 900.00
205	1BD, 1BA	\$ 750.00	\$ 900.00
206	1BD, 1BA	\$1,175.00	\$1,200.00
207	2BD, 1BA	\$1,150.00	\$1,200.00
208	1BD, 1BA	\$ 855.00	\$ 900.00
301	1BD, 1BA	\$ 855.00	\$ 900.00
302	2BD, 1BA (LARGE)	\$1,100.00	\$1,200.00
303	1BD, 1BA	\$ 900.00	\$ 900.00
304	1BD, 1BA	\$ 903.00	\$ 900.00
305	1BD, 1BA	\$ 900.00	\$ 900.00
306	1BD, 1BA	\$ 900.00	\$ 900.00
307	2BD, 1BA	\$ 995.00	\$1,100.00
308	1BD, 1BA	\$ 950.00	\$ 950.00
TOTALS		\$20,974	\$26,150



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PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$313,800.00	@ Market Rents
LESS VACANCY (6.0%)	\$ 18,828.00-	*Market Vacancy
RUBS INCOME	\$ 0.00	*New Owner could Implement
LAUNDRY INCOME	\$ 1,320.00	*Laundry Owned - \$110/month
GROSS INCOME	\$296,292.00	

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2026	\$27,734.00	NICOLLET COUNTY	9.36 %
INSURANCE	\$ 7,043.00	SELLER	2.37 %
GAS & ELECTRIC UTILITIES	\$19,408.10	2025 AVERAGE	6.56 %
WATER & SEWER UTILITIES	\$ 4,535.00	2025 AVERAGE	1.53 %
RUBBISH	\$ 3,720.00	2025 AVERAGE	1.25 %
PARKING PAID TO NEIGHBOR	\$ 4,800.00	2025 AVERAGE	1.62 %
MAINTENANCE / SUPPLIES	\$ 8,750.00	ESTIMATED \$350/UNIT	2.95 %
APPLIANCES	\$ 3,000.00	ESTIMATED	1.01 %
MANAGEMENT	\$14,814.60	MARKET 5%	5.00 %
CLEANING	\$ 1,200.00	ESTIMATED	0.41 %
SNOW REMOVAL / LAWN CARE	\$ 1,800.00	ESTIMATED	0.61 %
ELEVATOR MAINTENANCE	\$ 800.00	ESTIMATED	0.27 %
RENTAL LICENSING & MISC.	\$ 350.00	ESTIMATED	0.12 %
TOTAL EXPENSES	\$97,954.70		33.06 %

NET OPERATING INCOME \$198,337.30

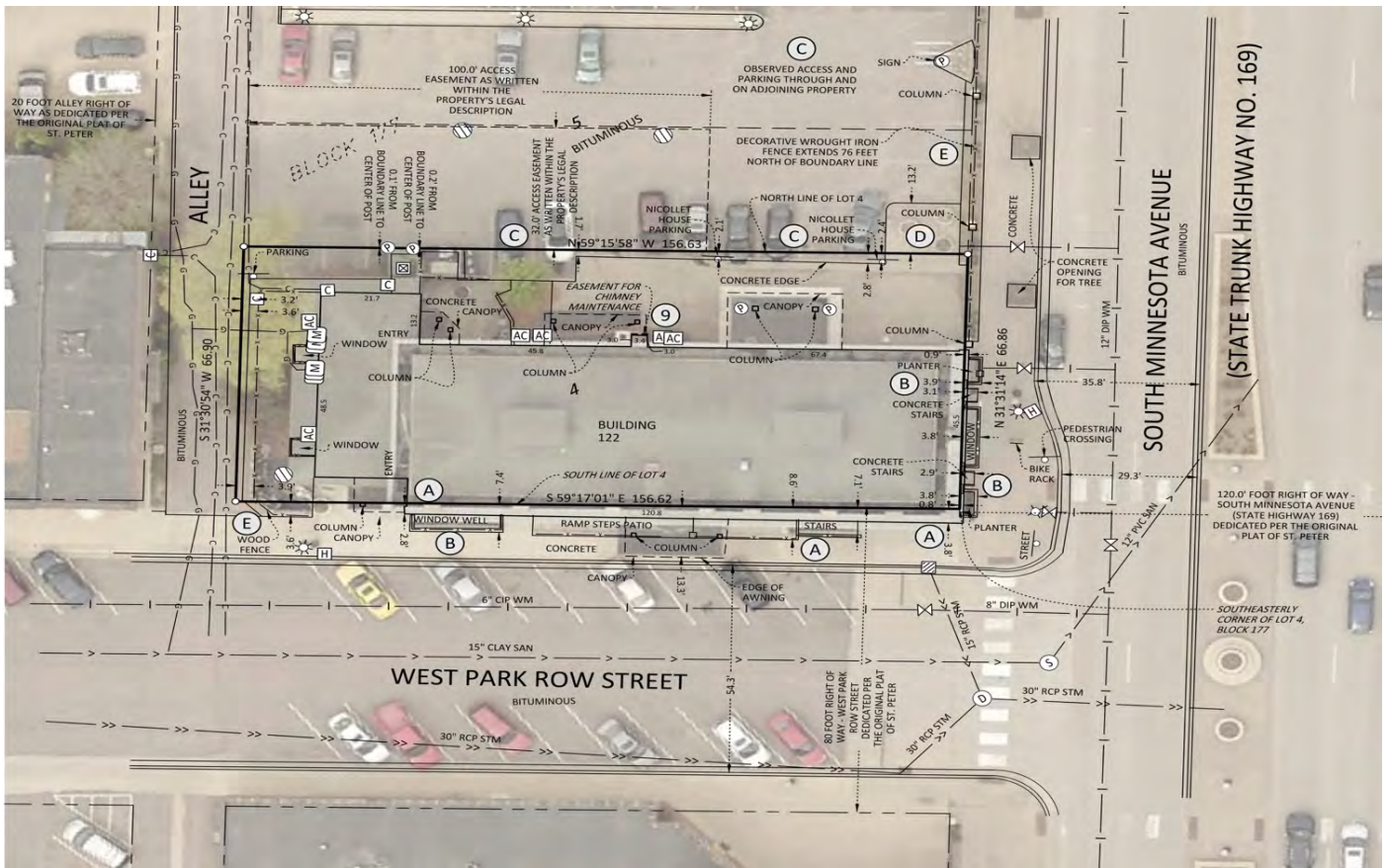


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PHOTOS

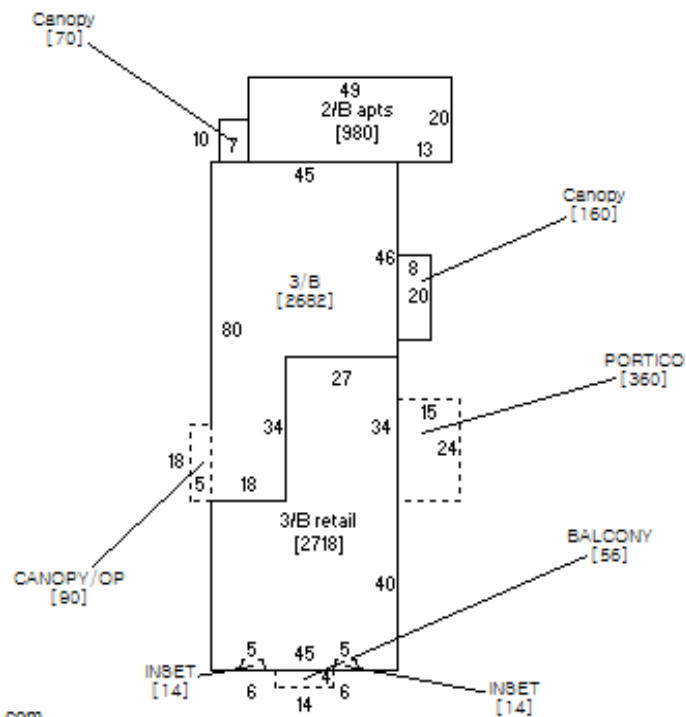


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VICINITY MAP - CITY OF ST. PETER



Sketch by www.camavision.com

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