

# JUST LISTED | 16 UNIT APARTMENT BUILDING



## MEADOWBROOK APARTMENTS | Gaylord, MN

### Property Information

CBC Orion is pleased to offer for sale – Meadowbrook Apartments, conveniently located just off Division Street in Gaylord, MN. Great location with close proximity to neighboring restaurants, retail, schools, etc. Location is approximately 45 miles southwest of the Twin Cities. This nicely updated apartment property has undergone extensive renovations over the years, consisting but not limited to; vinyl siding, steel roof, new parking lot, kitchen cabinets, updated bathrooms, appliances, flooring, paint, etc. This offering represents an excellent opportunity to acquire a nicely updated, stabilized apartment property with a great location and minimal competition in the market.

**Offering consists of (1) One - Two story apartment building totaling 14,000+/- square feet on 1.08 Acres.** Building consists of 16 total Units - 10 – 2 Bedroom Units and 6 – 1 Bedroom Units. Spacious floor plans consisting of kitchen, dining, spacious living room area, and ample closet space. Units are equipped with range/oven, fridge/freezer, and wall AC unit. There are two laundry rooms located on-site. Primary heat source is natural gas boiler system.

The city of Gaylord is the county seat for Sibley County and has a county population of 15,000. Local unemployment at a low 3.9%. Additionally, the city has recently announced plans moving forward for a new Osteopathy college opening in 2020 (Meadowbrook is approximately 3 blocks from the college), which is projected to bring significant growth to the community.

**\*\*\* Now Offered For Sale at \$595,000 \*\*\***

- Low Price Per Unit (\$37,187/unit)
- Spacious Units
- 2 Laundry Rooms
- Exterior – Vinyl Siding and Steel Roof
- Heat Source – Gas Fired Boiler Radiant Heat System
- Parking – approx. 24 stalls
- City Water & Sewer Services
- Many Updates to the Property

#### Contact:

**Scott M. Schmitt, CCIM**  
**320.251.1177 (O)**  
**320.267.4576 (M)**  
[scott@cbc Orion.com](mailto:scott@cbc Orion.com)

**CBCORION.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial  
Orion Real Estate  
630 First Street South, Waite Park, MN  
320.251.1177