

3304 Longfellow Avenue, Minneapolis



This well-maintained triplex is currently owner-occupied on the main floor, with an Air BnB on the upper two levels and a 1-bedroom studio apartment on the lower level. This property is a great opportunity for first-time home buyers to build equity while having tenants pay for the mortgage, and with separate electrical boxes for main floor/basement and upper levels it provides many options for both owner-occupants and investors, including...

- Continue to owner-occupy under current model and use the monthly income to help pay the mortgage
- If owner-occupied, it is eligible for FHA financing with potential for only 3.5% down
- Owner-occupy the whole house, with 5 bedrooms and 3 baths
- Use as a family multi-generational home, together but with separate living units
- Long-term lease all units as investment property



UPDATES since 2017

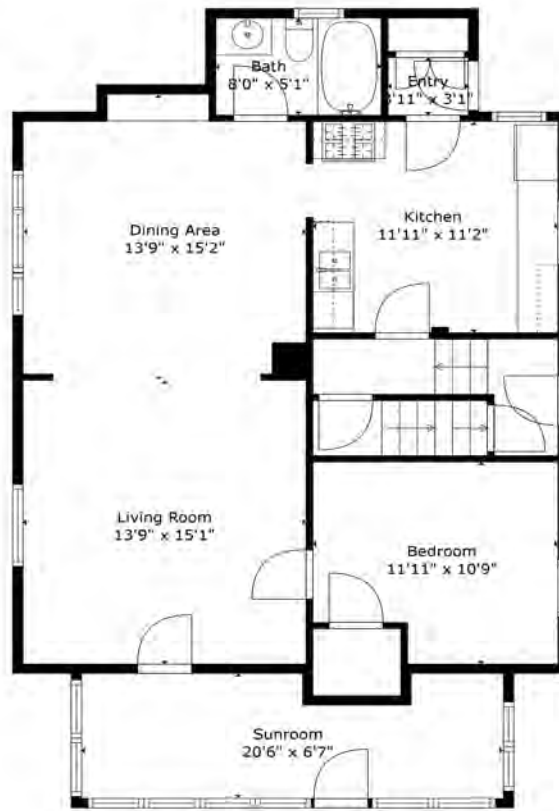
- New boiler 2017
- New roof 2020
- All new windows
- Windows aluminum wrapped
- New sidewalks and steps
- New garage door and opener
- Exterior foundation painted
- Upper deck 2024
- New basement shower 2023
- Basement bathroom painted
- New shower and ceiling in main floor bath 2024
- New roof on back yard shed 2024
- New ceiling fans in upper level loft
- All keyless entry
- New fiber optics wireless WI-FI 2022



AVERAGE UTILITY COSTS - owner currently pays all, but there are separate electrical boxes for main floor/basement and upper two levels

- Electric - average \$75 per month for each separate box (total \$150/month)
- Gas - \$200 average per month
- Water/sewer/trash - \$175 per quarter
- WI-FI - \$65/month

MAIN FLOOR UNIT - currently owner occupied



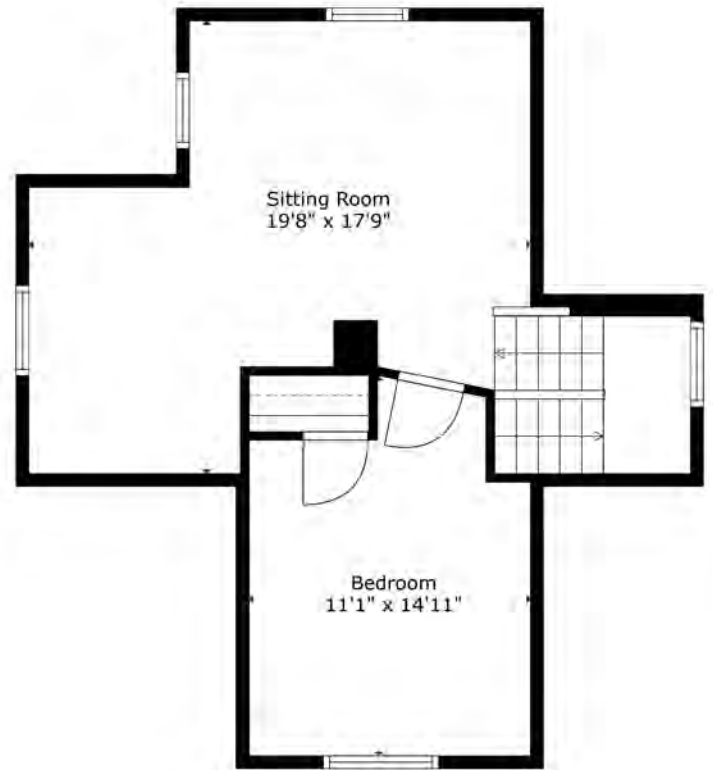
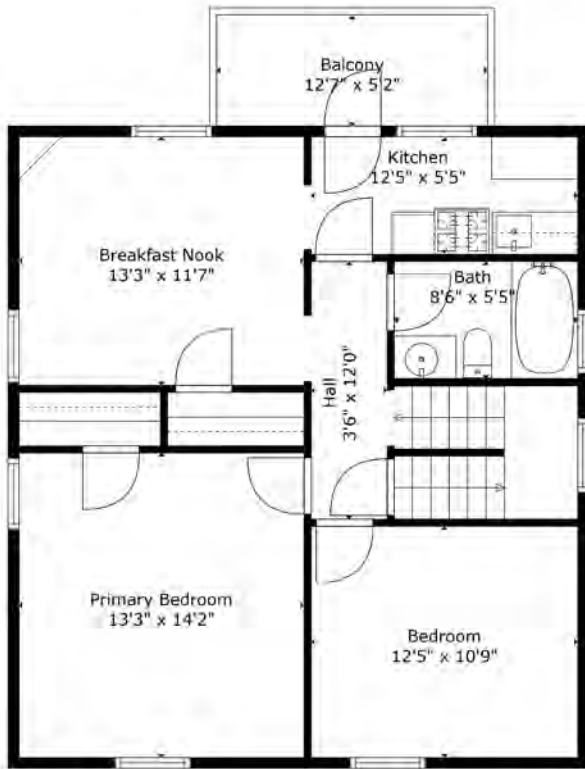
TOTAL: 2748 sq. ft
BELOW GROUND: 596 sq. ft, FLOOR 2: 1039 sq. ft, FLOOR 3: 805 sq. ft, FLOOR 4: 308 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 210 sq. ft, BALCONY: 65 sq. ft, LOW CEILING: 220 sq. ft
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- 1,039 square feet
- One-bedroom unit filled with old-world charm
- High ceilings, original hardwood floors, stained glass, wide oak trim
- Built-in buffet with leaded glass
- Front porch/sunroom
- Keyless entry
- Fiber optics wireless Wi-Fi
- Double garage
- Lovely back yard with wood privacy fence and grape vine arbor



UPPER TWO LEVELS - Air Bnb for last 5 years, 2023 gross earnings \$26,000



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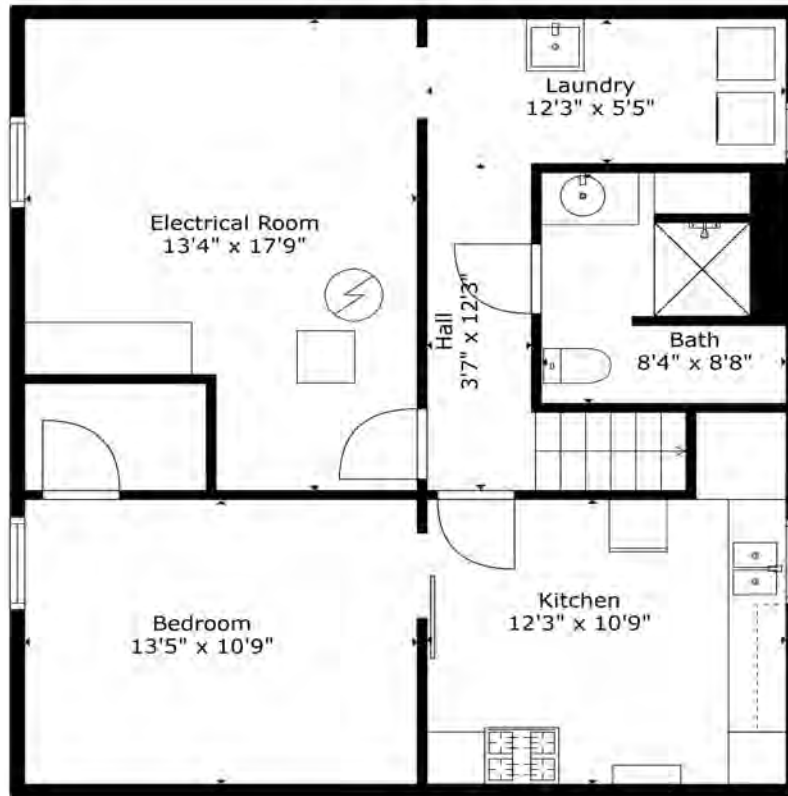


- 1,113 square feet
- 3 bedrooms, 2 sitting areas
- Kitchen and outdoor deck overlooking back yard
- Guests love the upper loft, vaulted with skylight
- AirBnB unit is booked about 85% of the time, average rental \$110/night



LOWER LEVEL - currently leased month-to-month

- 536 square feet
- 1 bedroom/sitting room, kitchen, 3/4 bath
- Current tenant has been there about 2 years, wants to stay
- Rent includes heat, electric, WI-Fi, private entrance
- Includes use of laundry facilities shared with main floor unit



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Convenient location close to so much!

3304 Longfellow Avenue
Corcoran, Minneapolis, 55407

Commute to **Downtown Minneapolis**

11 min 37 min 21 min 60+ min [View Routes](#)

Favorite Map [Nearby Minneapolis Apartments on Redfin](#)

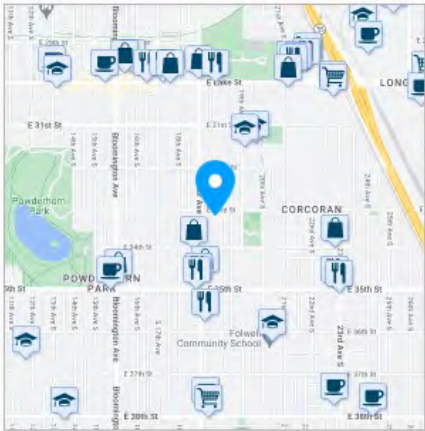
[More about 3304 Longfellow Avenue](#)

Walk Score 71 **Very Walkable**
Most errands can be accomplished on foot.

Transit Score 56 **Good Transit**
Many nearby public transportation options.

Bike Score 92 **Biker's Paradise**
Daily errands can be accomplished on a bike.

from [WalkScore.com](#)



3304 Longfellow Avenue, Minneapolis





3304 Longfellow Avenue - \$538,000

Owner-occupied triplex in great condition!

Build equity while tenants help pay your mortgage! Full of old-world charm, with roof, gutters, boiler and windows all less than 8 years old. Owner currently lives on main floor and the upper two levels have been an Air BnB for the last 5 years. Lots of options for this space, which is also good for multi-generational living or buying jointly with someone else, making it a duplex and splitting the mortgage payment.

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Realtor

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UNIT #1

- 1,039 square feet
- main floor
- one bedroom
- owner occupied

UNIT #2

- 1,113 square feet
- upper 2 levels
- 3 bedrooms, 2 sitting areas
- Air Bnb

UNIT #3

- basement level
- one bedroom studio
- month-to-month lease

Year Built 1909

Total Finished Sq Ft 2,743

Garage Stalls 2

2024 Taxes \$4,664

School District #1 Minneapolis

Hard to find double garage with fully fenced, private back yard great for pets, kids, or just hanging out.

Convenient location near bus, LRT, parks, restaurants including Matt's Bar - home of the 'original' Jucy Lucy. Easy access to airport.

RE/MAX
RESULTS



The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification



3304 Longfellow Avenue

Minneapolis Corcoran Neighborhood



With new roof, gutters, windows and boiler, the big stuff has been done to keep your expenses down



The main level oozes old-world charm, with high ceilings, hardwood floors and vintage built-in buffet



Upper two levels could continue to be an Air BnB, or could be a duplex with its own deck



There are three bedrooms and two sitting areas, including a skylight in the cozy loft on the top floor



This property shines, with new sidewalks, steps, deck, newly wrapped windows, and a grape vine arbor



The charming back yard is fully fenced, private and welcoming... with storage shed plus double garage.