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## 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.

#### 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

RE/MAX  
RESULTS



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.



## 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

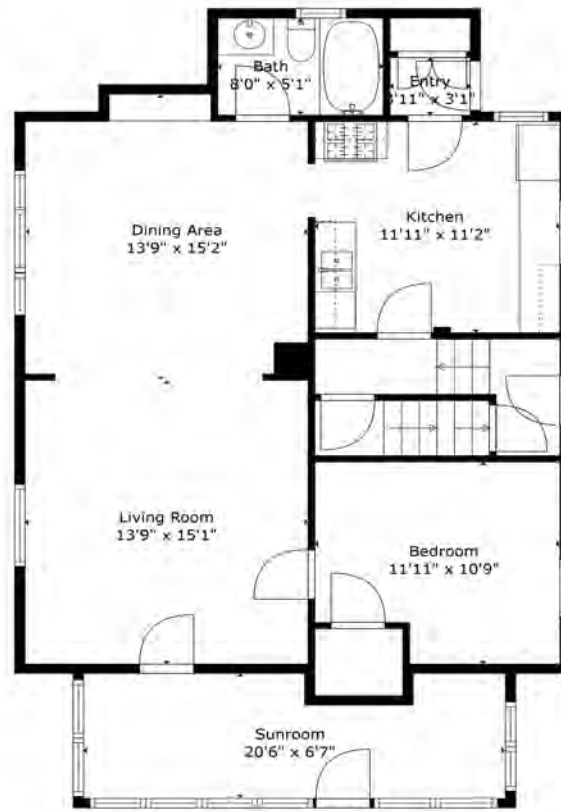


**AVERAGE UTILITY COSTS** - owner currently pays all, but there are separate electrical boxes for main floor/basement and upper two levels

- 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



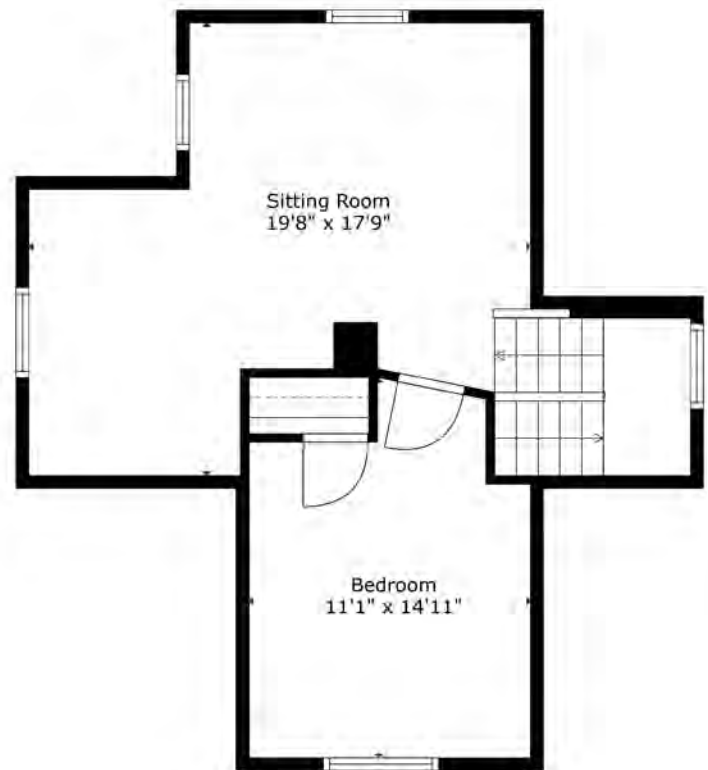
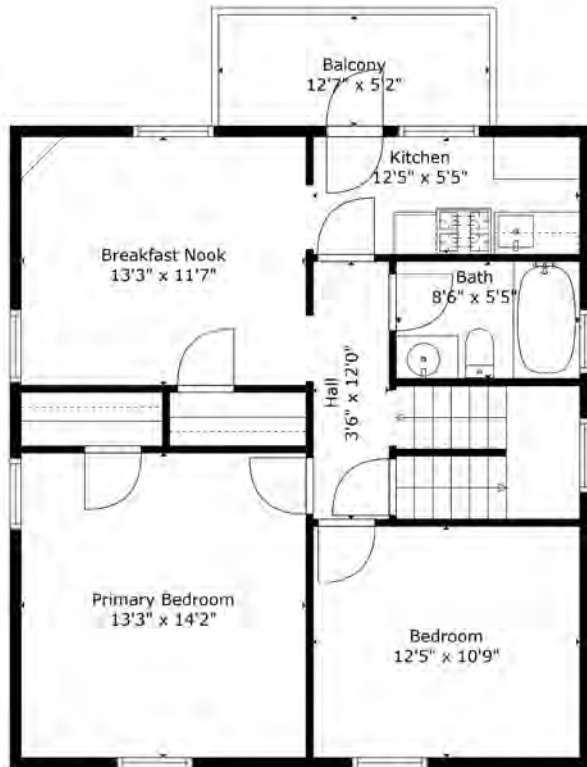
**TOTAL: 2748 sq. ft.**  
BELOW GROUND: 596 sq. ft., FLOOR 2: 1039 sq. ft., FLOOR 3: 805 sq. ft., FLOOR 4: 308 sq. ft.  
EXCLUDED AREAS: ELECTRICAL ROOM: 210 sq. ft., BALCONY: 65 sq. ft., LOW CEILING: 220 sq. ft.  
Produced By J Fuerst Media. Deemed Highly Reliable But Not Guaranteed.



- 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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Produced By J Furst Media. Discovers Hidden Real Estate But Not Guaranteed.



- 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








**TOTAL: 2746 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  
#realized By J Furst Media...Deemed Highly Reliable But Not Guaranteed.









**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.

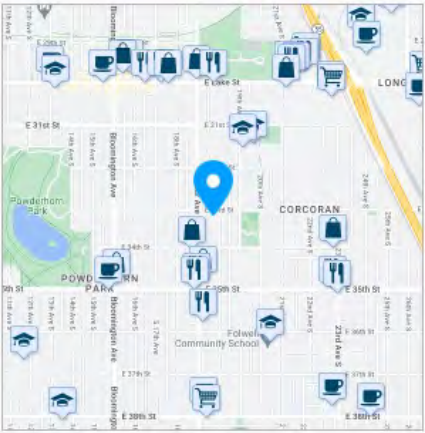
**Transit Score**  
**56**

**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**

