

## Property Fact Sheet



Pink Goat - Renovated Mixed Use  
2427 4th Avenue NE  
Minneapolis, MN



This landmark building is located on the SE corner of Lowry Avenue and 4<sup>th</sup> Avenue NE in an emerging neighborhood. Known for the frolicking pink goat painted on the Lowry side, it is also one of the chosen few buildings that is home to an original Mows510 house. Both works of art have made this building a destination for photo opps and Mows510 house seekers. The property has two recently renovated upper level apartments and retail space on the first floor currently leased to Sacred Siren Tattoo & Art.

- FOR SALE, listed at \$598,000.
- One bedroom plus den apartment with large deck; Mos to Mos tenancy \$900.00 per month
- One bedroom apartment with porch; Mos to Mos tenancy \$850.00 per month
- Sacred Siren lease expiration 8/31/2022; rent structure as follows:
  - September 1, 2020 through August 31, 2021 \$2,185.45 per month modified gross
  - September 1, 2021 through August 31, 2022 \$2,251.00 per month modified gross
- Sacred Siren pays for most utilities and snow removal.
- Landlord pays for water, sewer and trash.
- Basement partially finished with finished area currently leased by Sacred Siren
- Basement storage available and washer and dryer in the basement for tenant use.
- New patio on the first floor for tenant use.
- On site parking accommodates at least 4 vehicles.
- New roof and gutters 2019
- PID: 11-029-24-31-0034
- 2020 Taxes: \$5,544.30
- Year Built: 1908
- Zoned: C-1, neighborhood commercial

**Call: Julie A. Bauch 612-860-2467**