

# Hamptons

INTERNATIONAL



**11 Como Ave, Saint Paul, MN 55103**

4  

**£290,000**

**(\$379,900)**

## Property details

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### Key features

- **Garage Count: 2 Car Garage**
- **Fireplace Description: Electric**
- **Sewer: Public**
- **Water: City Water**

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## Description

Prime value-add opportunity in the heart of Saint Paul. This up/down duplex at 11 Como Ave is located just blocks from the State Capitol, Capitol Complex offices, downtown Saint Paul, and the LRT line-an ideal location for strong, consistent rental demand. Both units feature hardwood floors, original woodwork, in-unit laundry, and classic 19th-century character that attracts long-term tenants. The third floor presents a compelling opportunity for an addition to the 2nd floor or a flex space. Strong neighborhood, walkability, and proximity to employment hubs make this a standout asset for both cash flow and appreciation. 2nd floor unit is currently unoccupied and ready for to be owner occupied if preferred or rent-ready!



















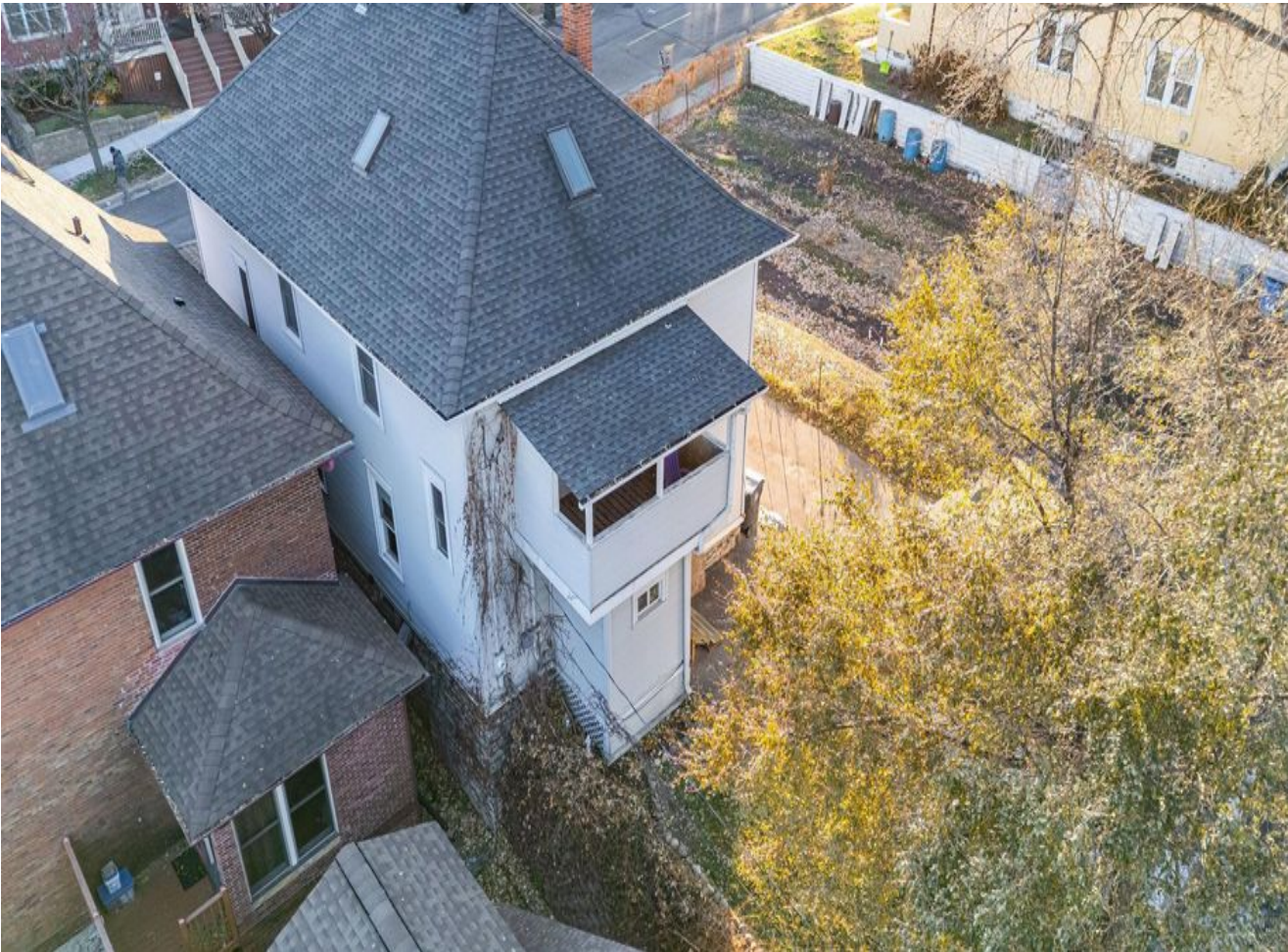






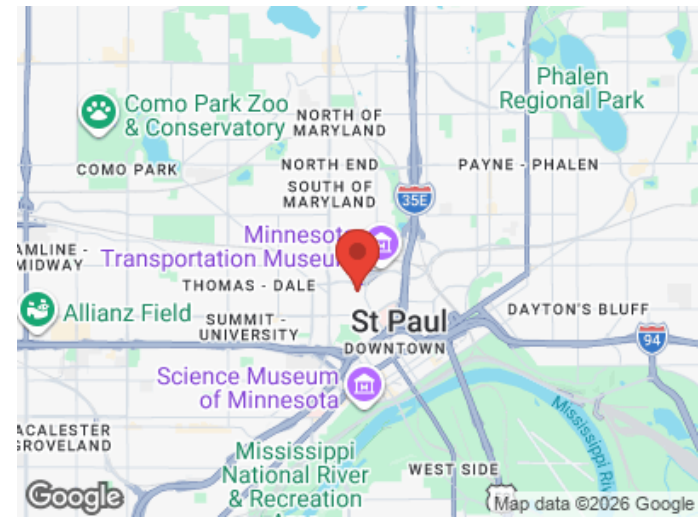
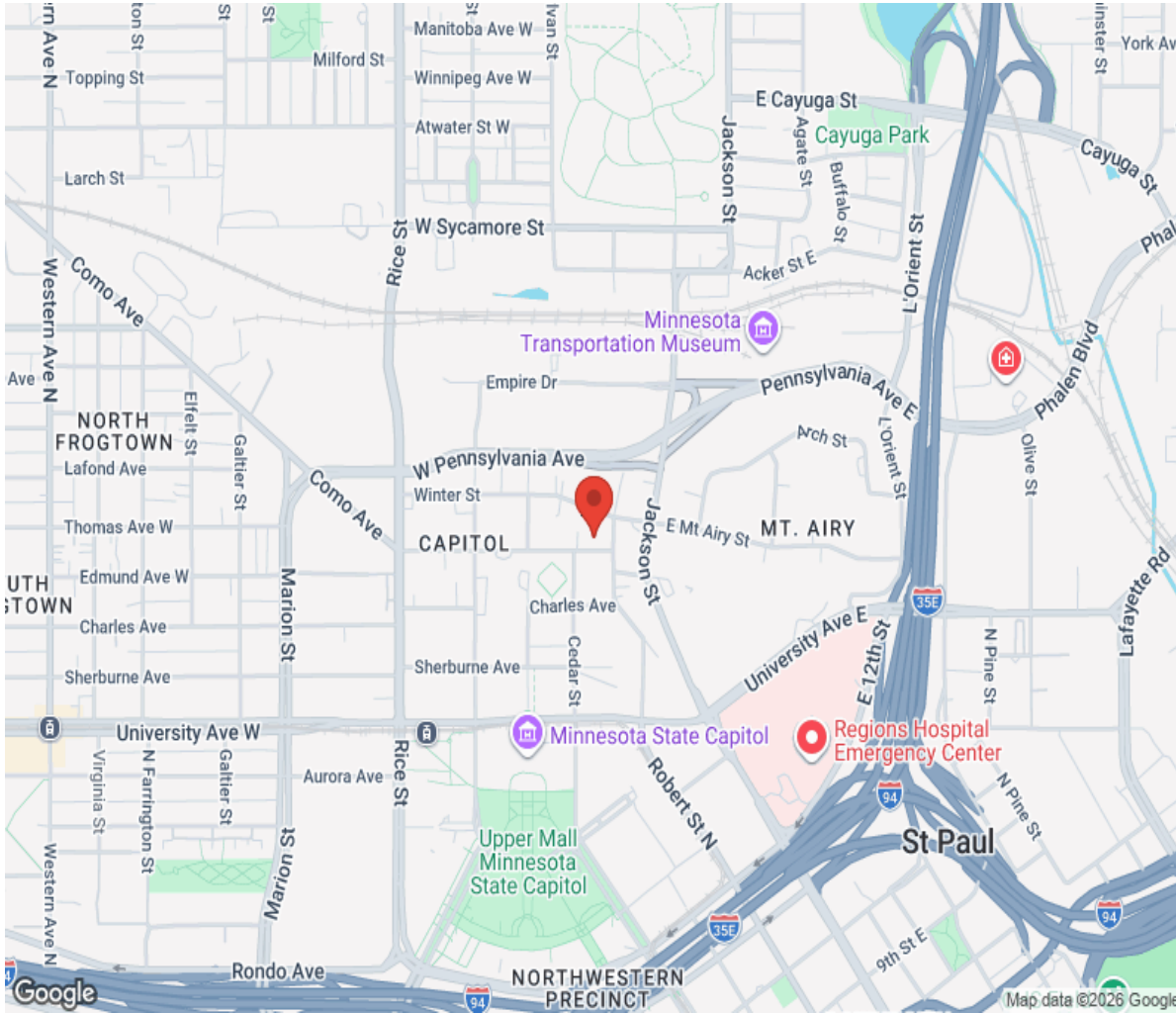








# Location



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