



Cobalt Condos
45 University Ave SE #212
Minneapolis, MN 55414



Sunny Corner with Rooftop Terrace.

Live in Minneapolis' most convenient building above Lunds & Byerlys Grocery in one of the city's most popular neighborhoods - NE Minneapolis' Old Town Business District. This stunning corner unit features a huge private walk-out terrace, floor-to-ceiling windows, separate office/den, heated underground parking, and separate storage. It is conveniently located on the same floor as the exercise room and conference room - both right down the hall. Dues include everything but electric (avg. \$50/mo). Enjoy everything in this European-style walking neighborhood surrounded by parks, the riverfront, shops, restaurants, and historic charm. The Association is financially sound with \$1.7 million in reserves and never a special assessment. It is also exceptionally managed by an experienced on-site caretaker and site manager.



Property Details

1 bed + den | 1 bath | 1 stall | 1,195sf

Living Room: 11 x 17

Balcony: 9 x 24

HOA Dues: \$702/mo

Dining Room: 7 x 8

Stall: #2

Dues Include: Water, Sewer, Trash, Heat, AC, Cable, Internet, Exterior Maintenance, Exterior Window

Bedroom 1: 13 x 14

Storage: #44

Washing, Landscaping, Hazard

Den: 8 x 9

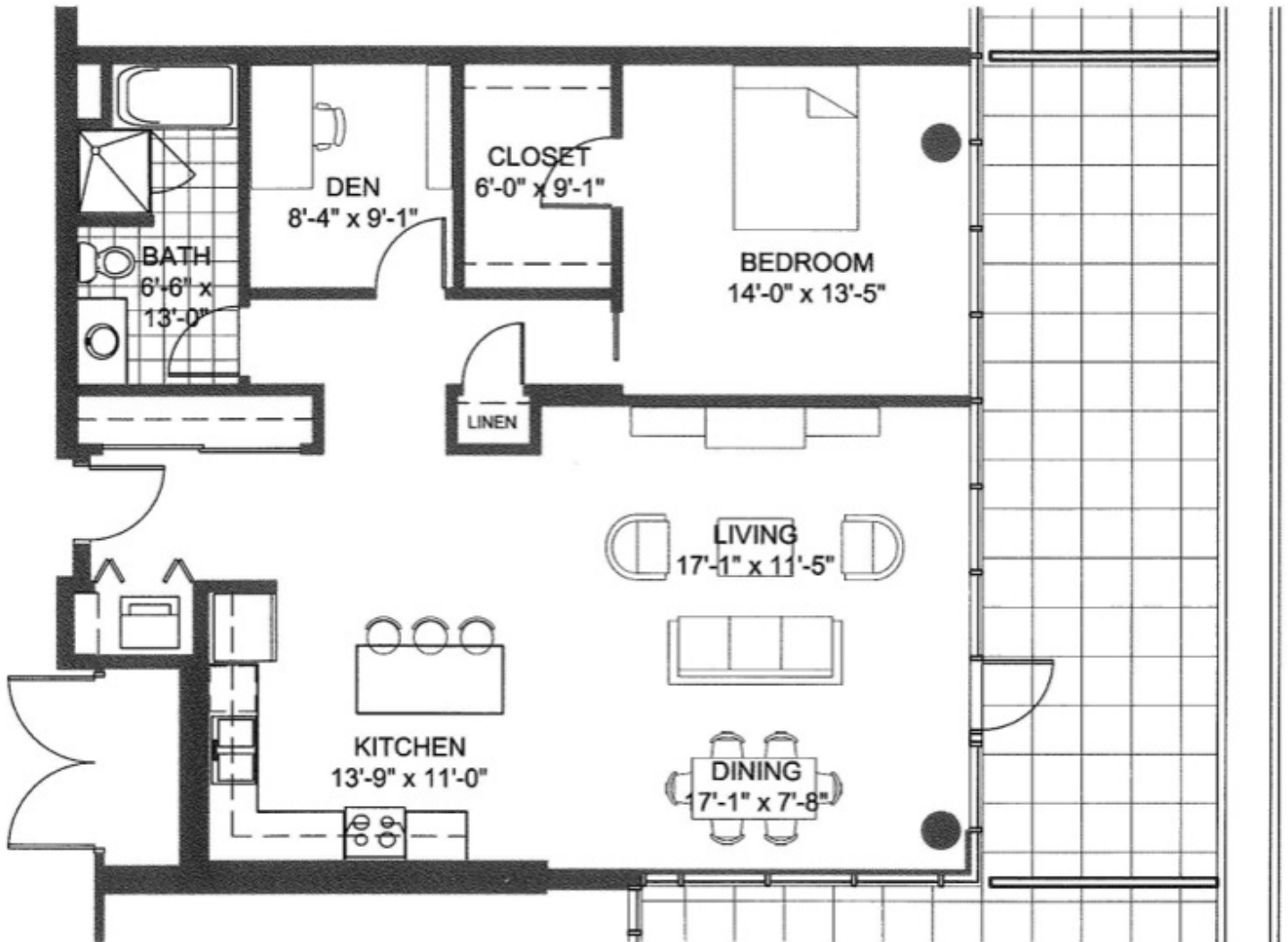
Taxes (2022): \$5,873

Insurance, Professional Management

Bath: 7 x 13

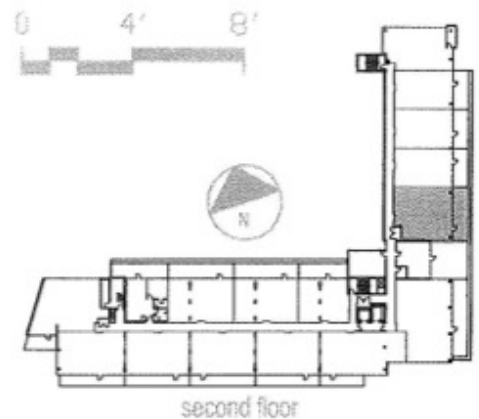
Year Built: 2007





unit 212
1 bedroom + den

1,195 s.f. interior
328 s.f. patio
1,523 s.f. total



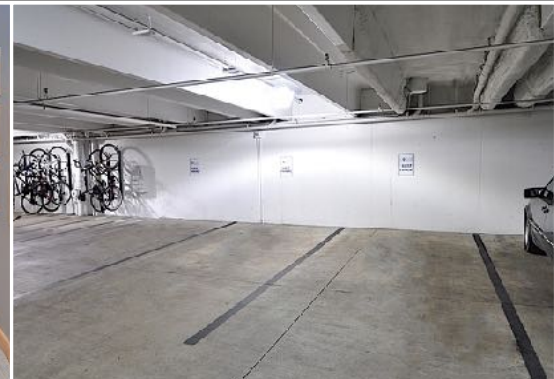


About the Building

Notable as Minneapolis' first all-glass condominiums, Cobalt's sleek contemporary façade contrasts beautifully with the old world charm and walkability of its historic riverfront neighborhood. Located directly above and upscale Lunds & Byerlys grocery and Caribou coffee, you will simply not find a more convenient urban condo development. Features include floor-to-ceiling windows, modern interiors & finishes, and private outdoor spaces.

Shared Amenities

- Lobby Access to Lunds Grocery
- Exercise Room
- Community Room
- Resident Caretaker
- On-Site Manager
- Guest Parking
- Car Wash
- Bike Storage
- Delivery Carts



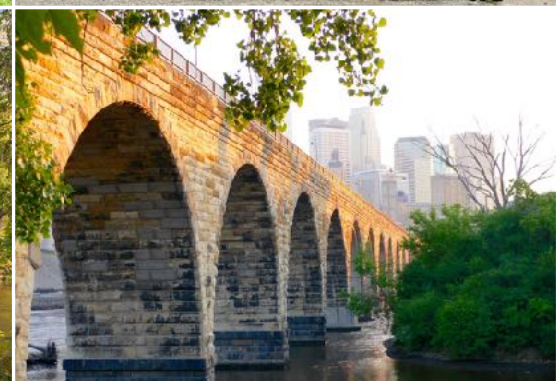


About the Neighborhood

Old Town is the small riverfront neighborhood across from Downtown on the East Bank of the Mississippi. It includes Nicollet Island, Historic Main Street, and the East Hennepin business district and is historically significant as the earliest modern settlement of what would later become the City of Minneapolis. Of the three main downtown riverfront neighborhoods, Old Town is considered the most "neighborhoody"

Area Highlights

- East Hennepin Business District
- Historic Main Street
- Nicollet Island
- Ard Godfrey House
- Our Lady of Lourdes Church
- Many Boutique Shops & Restaurants
- Lively nightlife, music, & dancing



Showing Instructions: Cobalt #212

- Garage**
- Parking - **Assigned Stalls #2**
 - Car Wash
 - Trash & Recycling Center

- 1st Floor**
- Lobby
 - Elevators
 - Mail Room
 - Management Office (staffed Monday-Friday)
 - Lunds Grocery (use fob to enter from lobby)
 - Storage Room - **Assigned Unit #44**
(Storage door is inside Lunds between Caribou & St. Croix Cleaners)

- 2nd Floor**
- Exercise Room & Conference Room
(right turn off elevator - end of hall)

Trash Chutes are on every level (behind the Elevators)

Call or text the listing agent below with questions



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