



Building Type:	Multifamily
Available SF:	18,000
Total SF:	18,000
Last Updated:	Jul 23, 2025

Realtor/Owner Contact

Dan Linnell

Property and Area Description

Colliers is pleased to present Trail Ridge Townhomes. Built in 1993 as a LIHTC community, Trail Ridge provides a rare investment opportunity in the sought-after Brainerd Lakes submarket. Featuring some of the largest units in the market - averaging 1,254 square feet in size - as well as the unique availability of attached garages and an on-site laundry facility within a boutique community, Trail Ridge Townhomes is truly one-of-a-kind. With the current affordability expiring, new ownership can begin to increase rents \$250+ to market rates, with the optionality to also renovate the units for additional upside. The closest renovated townhome comparable, located three miles east, was built in 1997 and commands average rents more than \$700 higher, despite having units that are 140 to 252 square feet smaller. Combined with strong demand from local employers and a growing population of professionals and retirees, Trail Ridge Townhomes is a compelling opportunity for investors seeking durable cash flow and long-term appreciation in an economically resilient Northern Minnesota market. Positioned in the supply-constrained Brainerd Lakes Area, Trail Ridge Townhomes and its competitors remain occupied yearround, offering strong going-in yields with immediate upside.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown