



4510 Minnesota Avenue St Louis, MO 63111

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BED BATH SQ FT

OFFERED AT:
\$195,000

Looking for an easy low effort investment? Stop trading your weekends for renovation headaches and take a look at this fully occupied duplex with some highly desirable updates already done for you. I'm not your typical duplex (whips hair). This massive 2,600 sq ft, all-brick two family couldn't be easier with tenants already in place and generating \$2500/month. Updates, mostly completed in 2024, include newer electric, tuck pointing, new water heaters, new kitchen cabinets and partially replaced roof. The upstairs unit has a newer HVAC, kitchen appliances, LVP flooring, and a bathroom remodel! The first floor is a 2 bed 1 bath renting for \$1200/mth through December and the second floor unit is a 3 bed 1 bath renting for \$1300/mth through June. Property is being sold "As-Is".



Stefan Kelly
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