

BRICK DUPLEX CONTRACTOR'S DREAM!



ONLY 15 MINUTES
FROM DOWNTOWN
ST. LOUIS, MO

HIGH CASH FLOW | VALUE-ADD OPPORTUNITY | STRONG UPSIDE

ASKING PRICE

\$15,500



MONTHLY RENT

\$3,000



GROSS ANNUAL INCOME

\$36,000



CAP RATE

24.00%



ASKING PRICE

\$15,500

**STRONG CASH FLOW.
SERIOUS POTENTIAL.**

Bring your vision and unlock
the value in this solid all-brick
investment property!

INVESTMENT HIGHLIGHTS

- ✓ All-brick construction for durability
- ✓ Strong cash flow potential
- ✓ Value-add opportunity
- ✓ Near shopping, public transportation and major highways

PROPERTY OVERVIEW

	Property Type:	Multifamily
	Sub Type:	Apartment Building
	Units:	2
	Square Footage:	1,920 SF
	Year Built:	1905



314-732-5634
OFFICE



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CELL