



4504
arsenal street
st. louis, mo 63116

large
four
family

across from
Tower Grove
Park

incredible
value add
opportunity

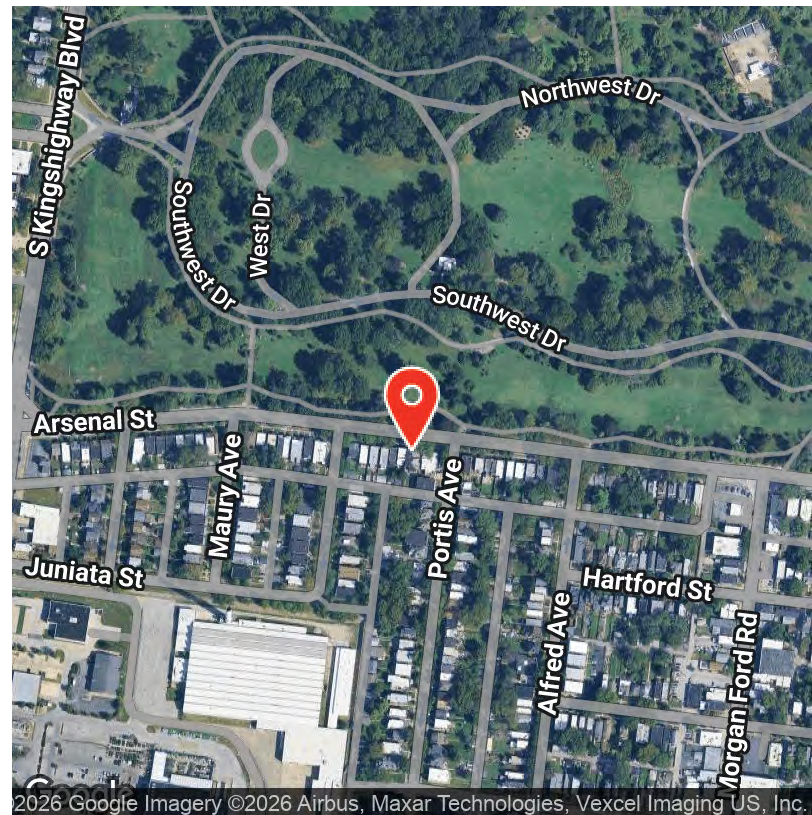


PROPERTY HIGHLIGHTS

- 4-Unit Building | Massive Units!
- Directly Across Tower Grove Park | 289-Acre Historic Landmark
- Heavy Value-Add | \$1,550 Average Market Rents
- Mostly Vacant | Immediate Renovation Opportunity
- Recent Cap-Ex | New Roof, Gutters, Deck
- 3 Miles to BJC HealthCare | 30,000+ Employees
- Historic Tax Credit Eligible | Additional Return Enhancement
- \$775K Comparable | Smaller Updated Building Nearby

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	4
Lot Size:	4,721 SF
Building Size:	5,162 SF
Unit Mix:	(3) 3bd/1bth, (1) 4bd/1bth



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PROPERTY DESCRIPTION

This 1912-built four-unit multifamily building at 4504 Arsenal Street presents an exceptional value-add opportunity directly across from Tower Grove Park. The 5,162-square-foot property features one four-bedroom/one-bath unit and three three-bedroom/one-bath units, with three of the four units currently vacant, allowing immediate renovation commencement. Recent ownership improvements include a brand new roof and gutters, interior ceiling repairs, rebuilt deck, exterior cleanup and landscaping, freshened common areas, and complete cleanout, establishing a solid foundation for the next phase of improvements.

Positioned along the northern edge of Tower Grove South, the property enjoys direct access to the 289-acre National Historic Landmark Tower Grove Park with its weekly farmers' market, free St. Louis Symphony concerts, and seven miles of trails. The location provides outstanding connectivity to major employment centers, with BJC HealthCare and Washington University Medical Center three miles north, Saint Louis University two miles northeast, and the Cortex Innovation District 2.5 miles north. The forthcoming \$18 million Tower Grove Connector will further enhance commuter accessibility upon its 2026 completion.

We believe this represents a compelling investment based on the extraordinary location where Tower Grove Park-facing buildings rarely become available. With estimated market rents of \$1,550 per month and the potential for the true three-bedroom unit to achieve \$1,750 or higher depending on finishes, the renovated property could reach an approximate \$800,000 stabilized value. A comparable four-unit building recently sold for \$775,000 despite being smaller and less updated. Missouri State and Federal Historic tax credits may provide additional return enhancement for this 1912-vintage building in one of St. Louis' most vibrant historic neighborhoods.

Location Description:

Tower Grove South is widely regarded as one of the city's most vibrant and beloved neighborhoods, celebrated for its diverse community, historic brick architecture, and progressive, creative energy. With 77.7% of its housing stock built before 1939, the neighborhood ranks in the top 0.5% nationally for historic housing concentration, lending the streetscape an authenticity that resonates with today's renters and buyers alike.

Daily life here is defined by walkability and culinary richness. The South Grand International District, one of St. Louis' most acclaimed dining corridors, lines the neighborhood's eastern boundary with Thai, Vietnamese, Ethiopian, and Middle Eastern restaurants spanning six vibrant blocks, while the Morganford Road corridor offers locally owned bars, breweries, and shops to the west. The Missouri Botanical Garden, a 79-acre National Historic Landmark, is just half a mile northwest. With a median household income of \$61,433, average rents higher than 70.5% of Missouri neighborhoods, and a steady pipeline of new investment – including multiple mixed-use and affordable housing developments along Morgan Ford Road – Tower Grove South offers investors a compelling combination of proven rental demand, rising incomes, and sustained neighborhood reinvestment.



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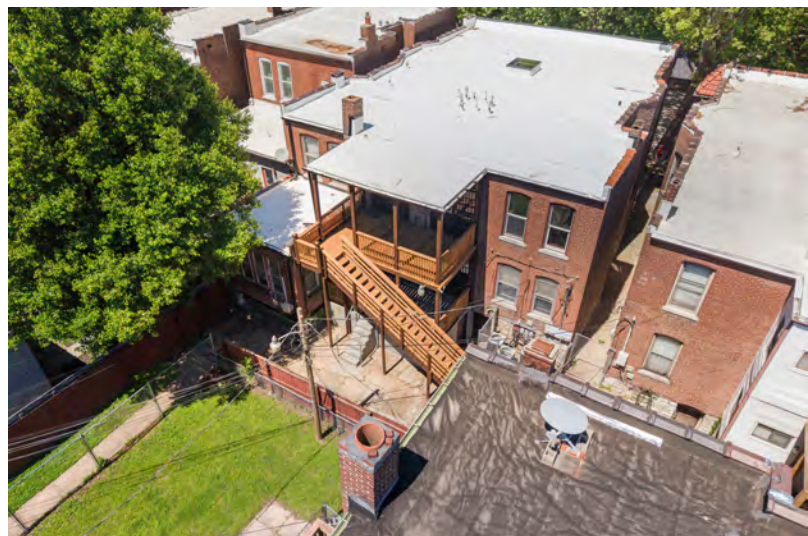
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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	EX./UTILITIES	OP
1E	3	1	1,290 SF	-	-	\$1,550	\$1.20	-	-
2E	3	1	1,290 SF	-	-	\$1,150	\$0.89	-	-
1W	4	1	1,290 SF	-	-	\$1,550	\$1.20	-	-
2W	3	1	1,290 SF	\$800	\$0.62	\$1,550	\$1.20	-	-
TOTALS			5,160 SF	\$800	\$0.62	\$5,800	\$4.49		
AVERAGES			1,290 SF	\$800	\$0.62	\$1,450	\$1.12		



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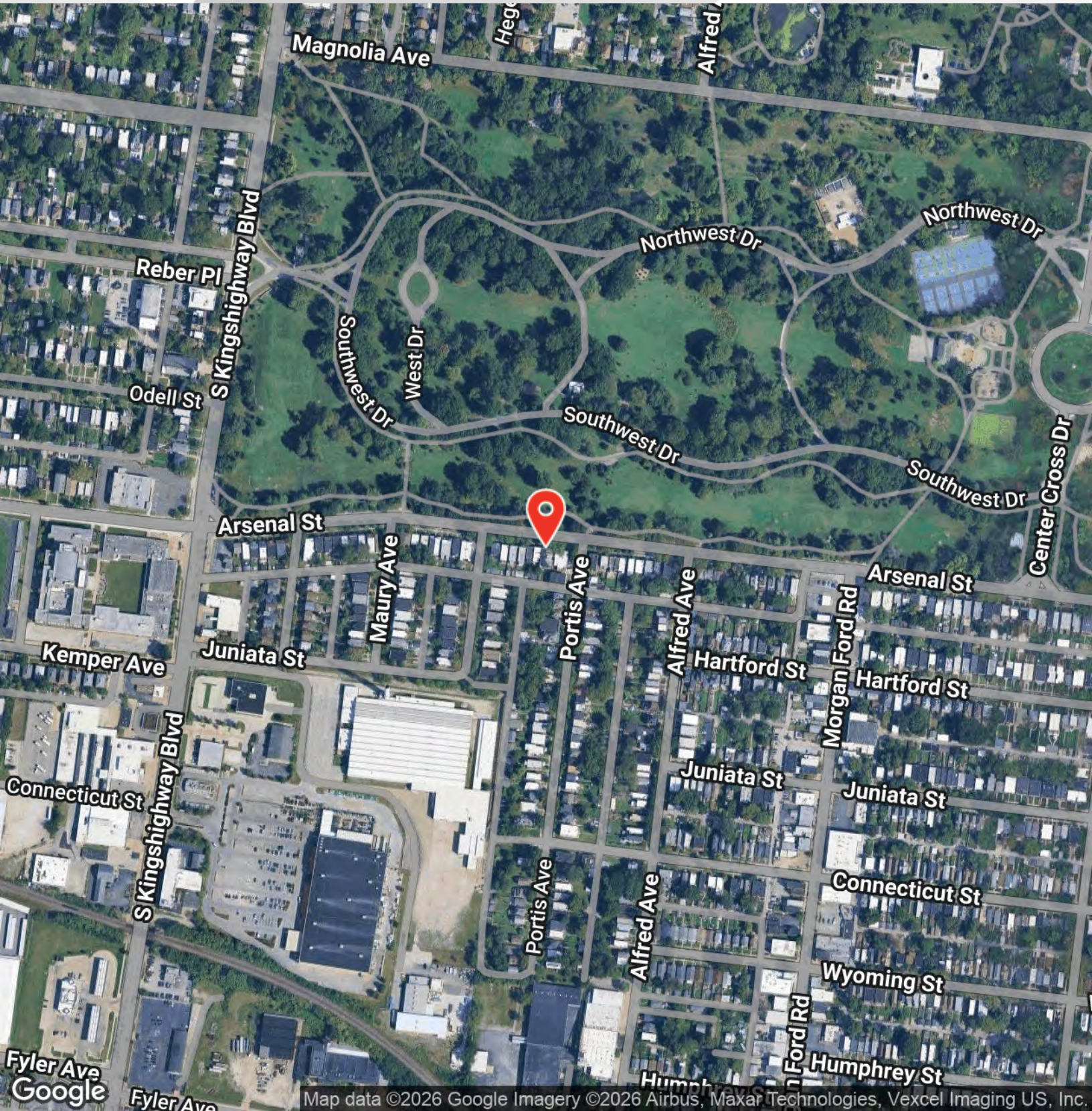
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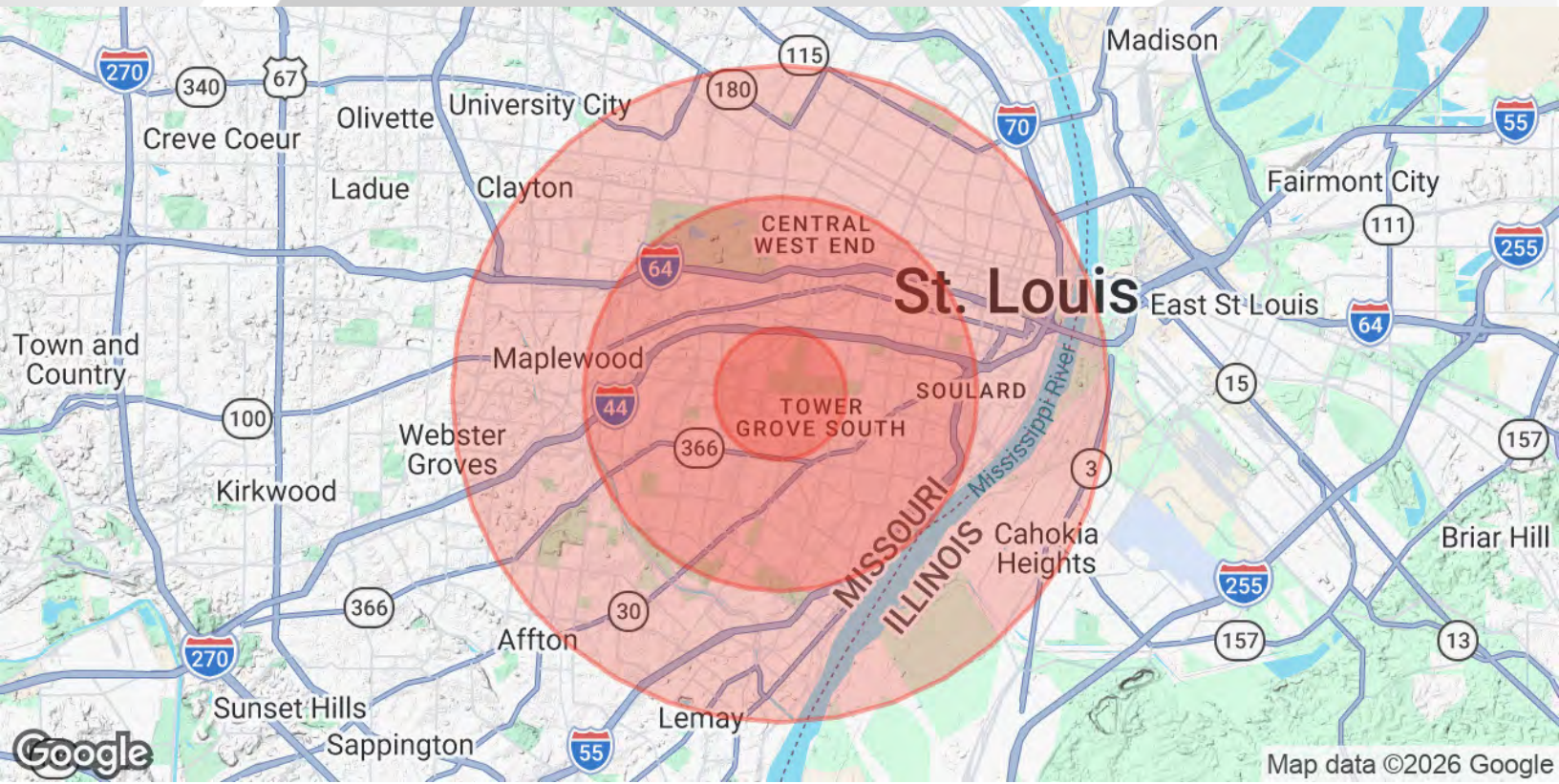
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,688	177,445	358,580
Average Age	38.8	36.8	37.7
Average Age (Male)	38.2	36.7	37.2
Average Age (Female)	38.8	37.5	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,232	88,920	173,487
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$91,603	\$87,465	\$90,726
Average House Value	\$256,896	\$241,683	\$264,718

2023 American Community Survey (ACS)



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