

# FOR SALE

3616 Russell Ave, St. Louis, MO 63110



ST. LOUIS RED BRICK  
2-FAMILY IN THE  
HEART OF SHAW



**IGAL ALON**  
LISTING BROKER

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2301 South Big Bend Maplewood, MO 63143

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## PROPERTY INFORMATION

**3616 Russell Ave, St. Louis, MO 63110**  
(Shaw Neighborhood)

- **Property Type**  
Historic Brick Multi-Family (2-Family Flat)
- **Year Built** 1897
- **Total Units** 2 Residential Units
- **Financials**
  - Current Monthly Gross Rent: \$2,896 (Subject to rent roll verification)
  - Asking Price: **\$350,000**

## PROPERTY FEATURES

- **Roof:** New roof installed August 2025
- **Architectural Style:** St. Louis Red Brick 2-Family Flat
- **Parking:** Rear parking lot with 2 dedicated spaces (1 per unit)
- **Basement:** Unfinished basement for systems and potential shared storage
- **Location Highlight:** 2 blocks from Tower Grove Park



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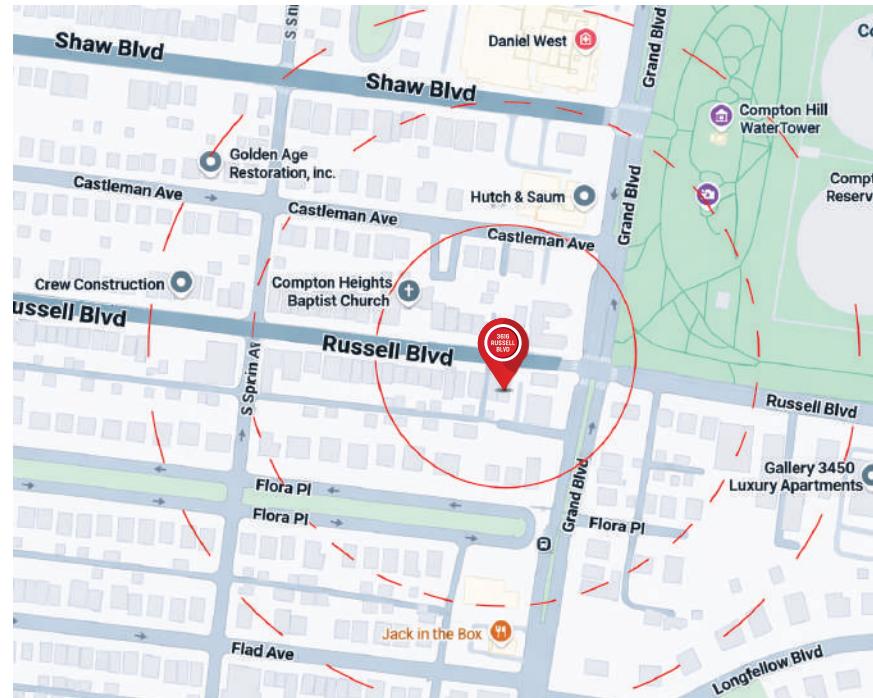
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## Investment & Living Advantages

Shaw consistently stands out as a smart place to live and invest. High rental demand, limited inventory, and ongoing reinvestment in historic properties contribute to solid appreciation potential. With close access to Tower Grove South, major dining corridors, and public transit, the neighborhood offers an excellent balance of lifestyle appeal and financial performance—making Shaw a top choice for homeowners and investors alike.

## Why Buyers Love the Shaw Neighborhood (63110)

Located just south of Tower Grove Park, Shaw is one of St. Louis' most sought-after historic neighborhoods, known for its beautiful brick architecture, tree-lined streets, and strong sense of community. Home to the world-renowned Missouri Botanical Garden, Shaw blends classic St. Louis charm with modern urban living. Residents enjoy easy access to coffee shops, local restaurants, and cultural attractions, all while being minutes from Downtown, Midtown, and major highways—making it ideal for both commuters and city enthusiasts.

## Lifestyle & Demographics

The Shaw neighborhood attracts a diverse mix of professionals, families, and long-term residents who value walkability, green space, and architectural character. The 63110 area is especially popular with young professionals and established homeowners drawn to well-maintained two- and four-family buildings, strong property values, and an active neighborhood association. The area's proximity to medical campuses, universities, and employment hubs supports steady housing demand and long-term stability.

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## SITE PLAN



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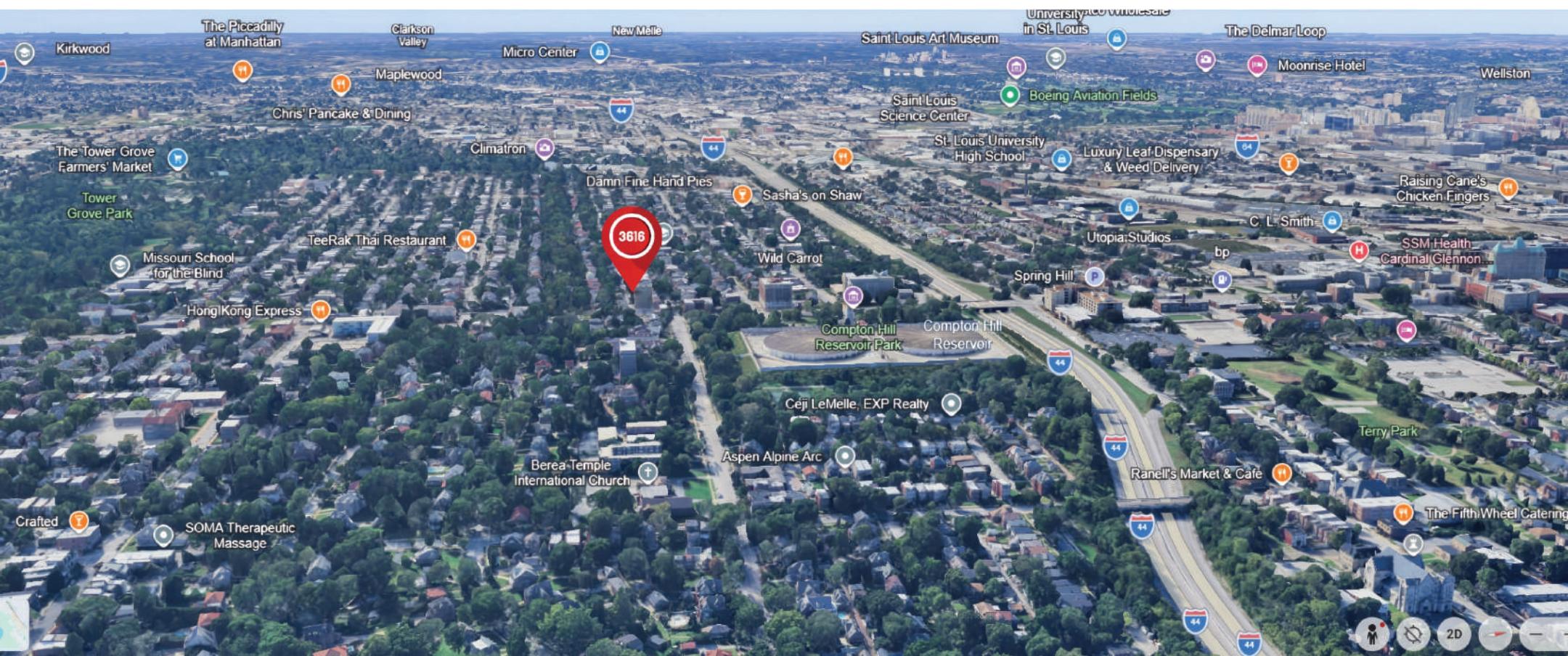


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## LOCATION HIGHLIGHTS & ACCESSIBILITY



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Information deemed reliable but not guaranteed. Buyer to verify all information. Subject to prior sale, change, or withdrawal without notice.