

updated  
four family  
building  
**for sale**

located in  
the Shaw  
Neighborhood

**PROPERTY DESCRIPTION**

4041-43 Castleman Ave is a updated and stately four-family building in the heart of St. Louis' Shaw neighborhood. This property has loads of historic charm and modern updates like in-unit laundry and updated electric and plumbing. The mansard roof was replaced less than five years ago as well. The building has a wonderful unit mix consisting of two, 2 bd / 1 ba units and two, 3 bd / 2 ba units. Both unit types are very large at 1,255 SF for the two bed units and 2,000 SF for the 3 bed units. The property is located just blocks from the Missouri Botanical Gardens and Tower Grove Park and many wonderful dining and entertainment options.

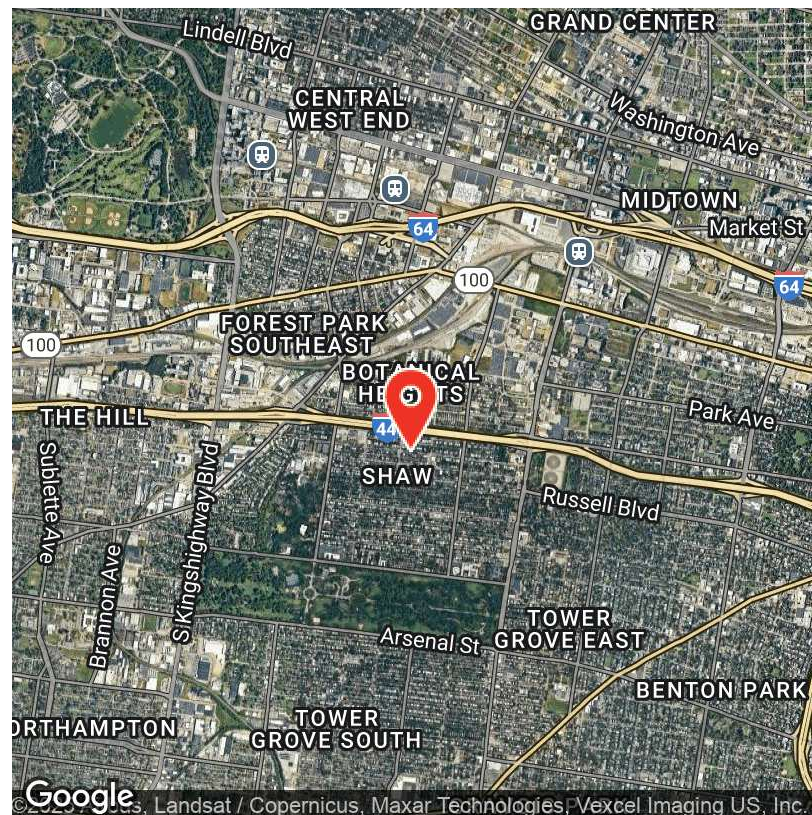
Current rents are \$1,400 & \$1,370 for 2 bed units and \$1,780 & \$1,695 for the 3 bed units. This opportunity is perfect for investors or owner occupants looking to house hack. The in place rents are solid but have plenty of room to be raised.

**PROPERTY HIGHLIGHTS**

- Large, Updated Four Family Building In Shaw
- In Unit Laundry & Updated Electric & Plumbing
- Perfect for Investors & Owner Occupants (House Hack)
- Spacious and well-designed units
- Solid In Place Rents w/ Room to Raise to Market

**OFFERING SUMMARY**

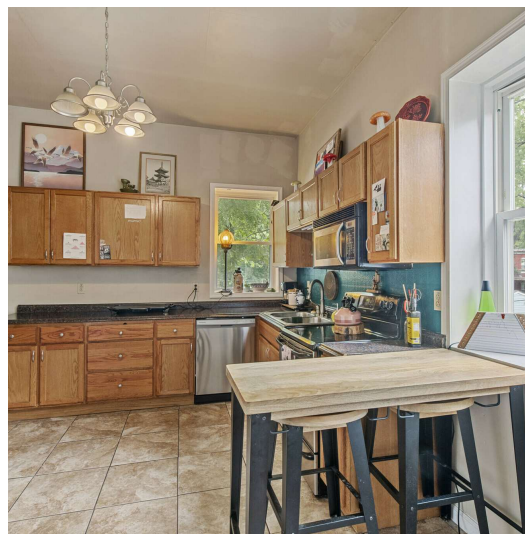
Sale Price:	\$785,000
Number of Units:	4



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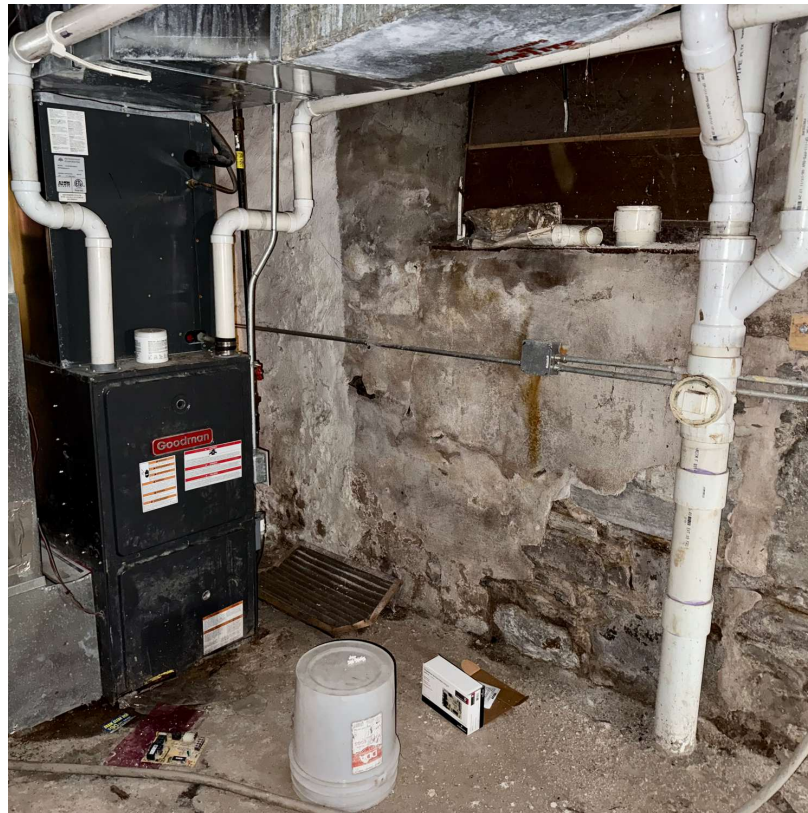
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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
Apt 1E	2	1	1,255 SF	\$1,400	\$1.12	\$1,400	\$1.12	\$1,400	8/08/24	8/07/25
Apt 1W	2	1	1,255 SF	\$1,370	\$1.09	\$1,400	\$1.12	\$1,595	8/25/23	4/30/25
Apt 2E	3	2	2,000 SF	\$1,780	\$0.89	\$2,200	\$1.10	\$1,595	8/01/20	6/02/25
Apt 2W	3	2	2,000 SF	\$1,695	\$0.85	\$2,200	\$1.10	\$1,695	8/03/24	8/02/25
<b>TOTALS</b>			<b>6,510 SF</b>	<b>\$6,245</b>	<b>\$3.95</b>	<b>\$7,200</b>	<b>\$4.44</b>	<b>\$6,285</b>		
<b>AVERAGES</b>			<b>1,628 SF</b>	<b>\$1,561</b>	<b>\$0.99</b>	<b>\$1,800</b>	<b>\$1.11</b>	<b>\$1,571</b>		



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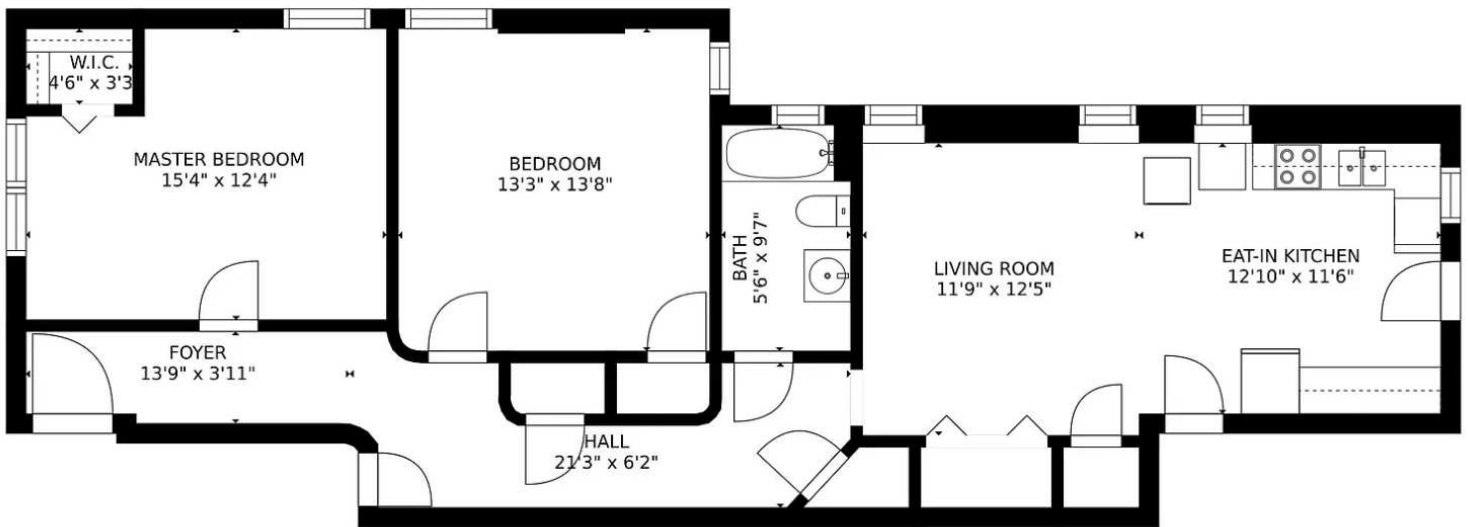
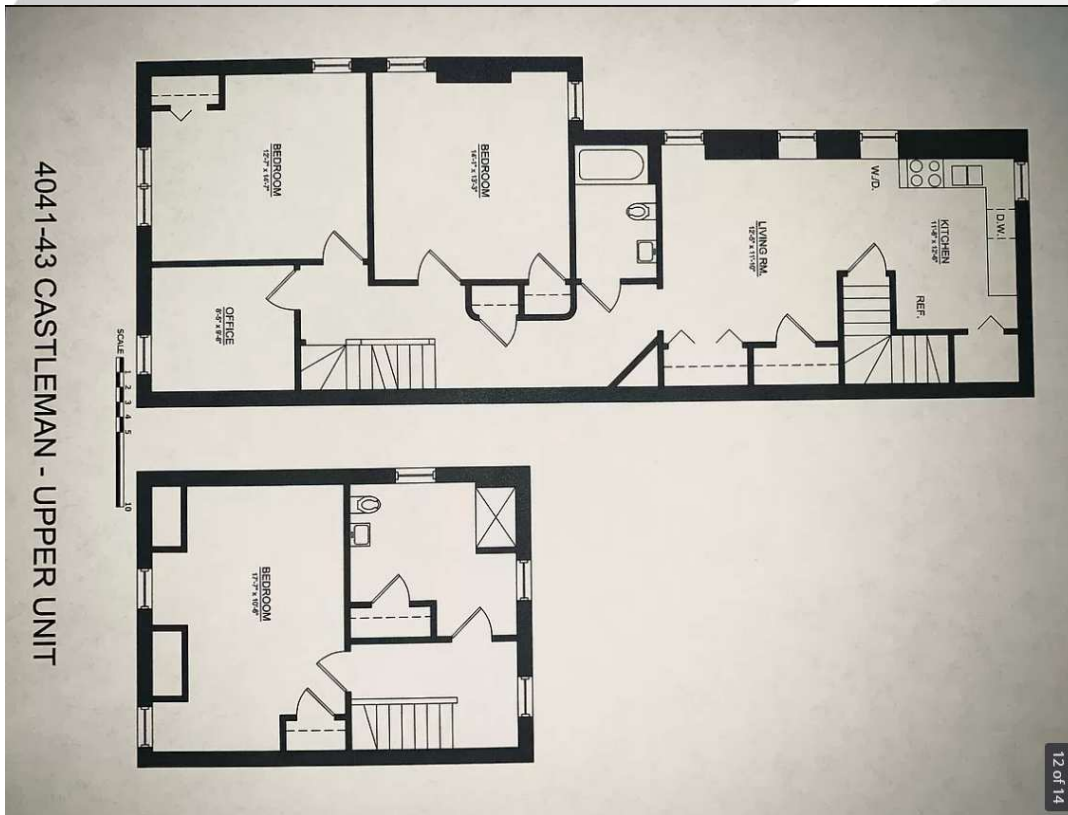
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