



## 2211 Menard Street St Louis, MO 63104

**0**      **0**      **2,474**  
BED    BATH    SQ FT

OFFERED AT:  
**\$460,000**

Want to build wealth and still have plenty left over for travel, concerts, and patio cocktails? This Souard 2-family is the ultimate house-hack opportunity. Each townhome has 3 bedrooms/1.5 baths plus its own laundry and private basement—so you'll never see a laundromat or pay for storage again. On the first floor you'll find a large sunny eat-in kitchen, living room & half bath. Head upstairs to find two good-sized bedrooms (one has its own balcony) & a full bath. And on the third floor you have an awesome bonus space...use it as a third bedroom, home office or workout room--so many options! Here's the fun part: Live in one unit and let the rent from the other cover a big chunk of your mortgage. Bring in a



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