

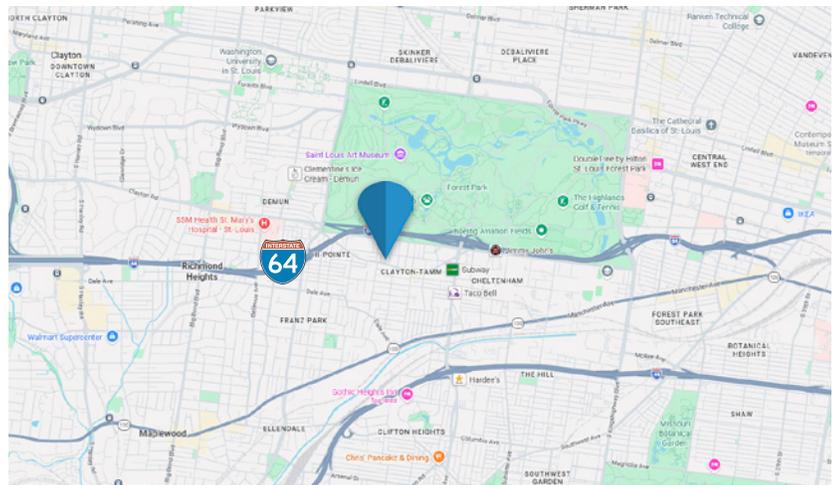
FOR SALE

1100 Louisville Ave.
St. Louis, MO 63139



- Rare opportunity to acquire a 4-Family building in the heart of Dogtown area, close to Forest Park, BJC, Washington University, and the downtown Clayton
- 4,204 Square Foot 4 unit building
- Large 5 room 1BR units

\$730,000



Ken Wedberg
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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned 1100 Louisville Ave., St. Louis, MO 63139.

Highlights

- Rare opportunity to acquire a 4-Family building in the heart of Dogtown area, close to Forest Park, BJC, Washington University, and the downtown Clayton
- 4,204 Square Foot 4 unit building
- Combination of 5 room 1BR and 2BR units
- Forced air heat and central air
- Hardwood floors
- Decks in rear of each unit
- Unit 2S updated with high end finishes

Unit	Rent	Lease End
1S	\$1,375	03/31/27
2S	\$1,650	07/31/26
1N	\$1,150	01/31/27
2N	\$1,200	01/31/27
Total	\$5,375	

Yearly Expenses	
Insurance	\$2,910
Taxes	\$6,165
Sewer	\$2,325
Trash	\$672
Water	\$1,217
Total	\$13,289



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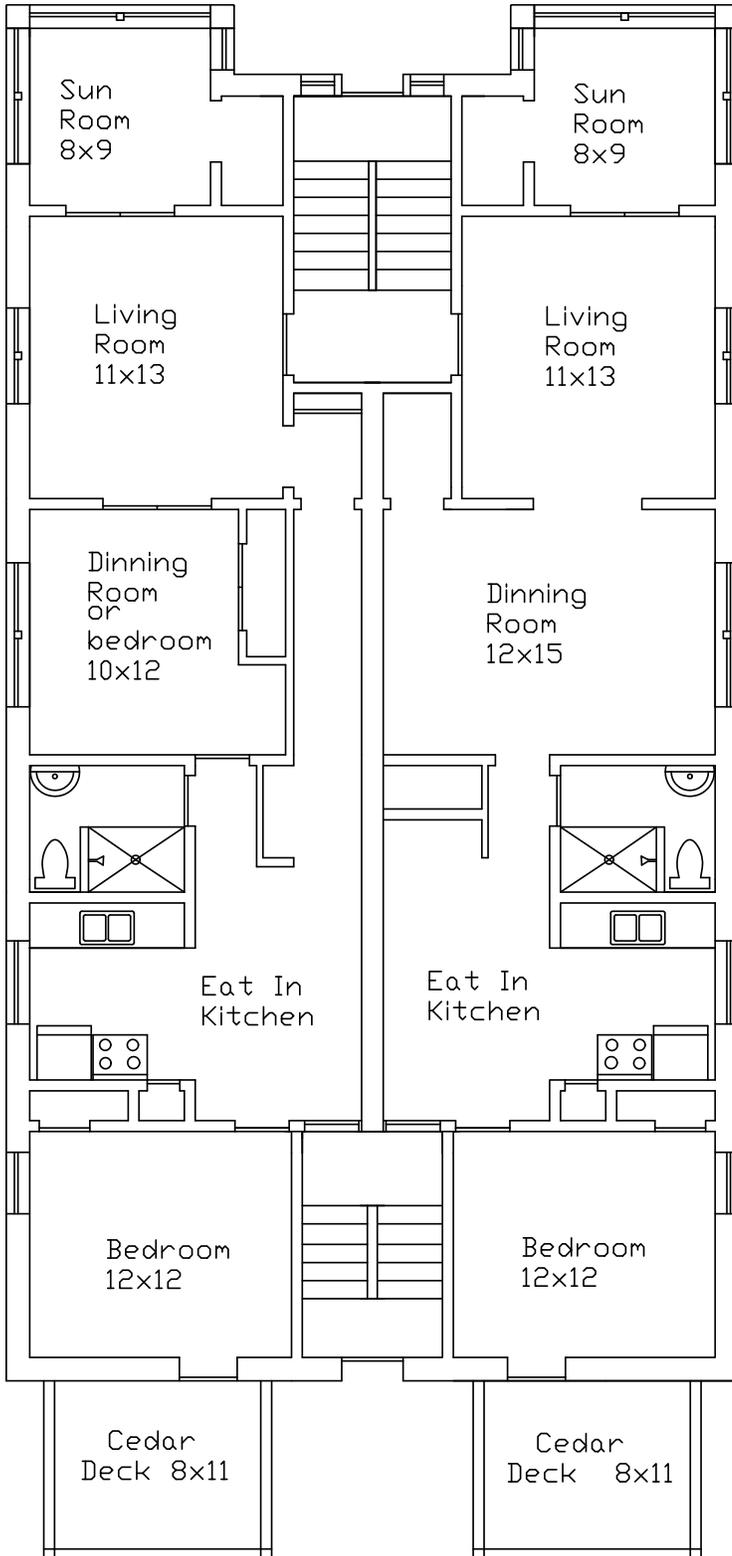
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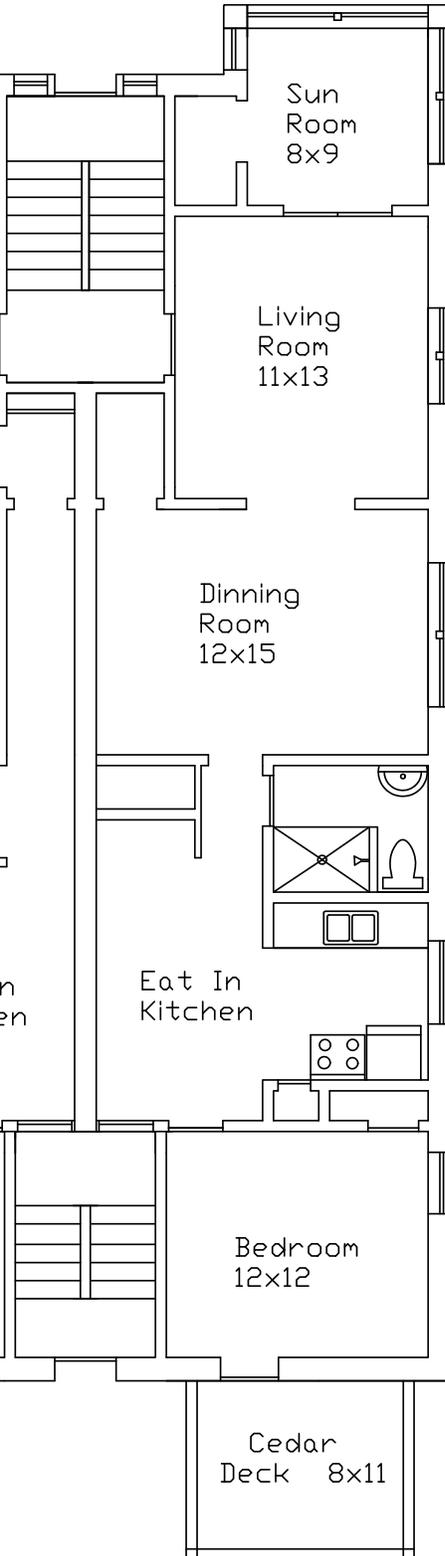


1st Floor South

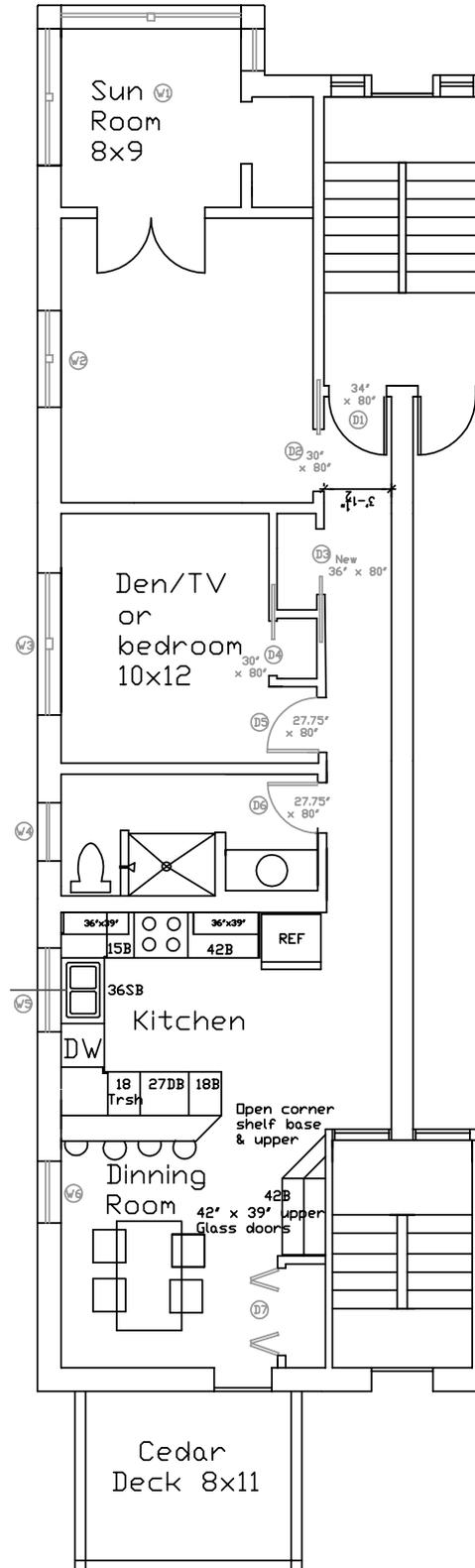


Rear of Building

1st & 2nd Floor North



2nd Floor South



Rear of Building



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