



3521
utah street
st. louis, mo 63118

turnkey
6-unit
building all
2 bd /1 ba
units



PROPERTY DESCRIPTION

Salient is pleased to present this opportunity to own a fully updated, 6-family in the heart of Tower Grove East. The property consists of 6, 2 bed/1 bath units with off-street parking and a fenced in backyard. Units have been completely updated throughout with high end finishes, new kitchens with new stainless steel appliances, in unit washer/dryer and central heating and cooling. Plumbing and electric have also been updated. Rents are below market with a proven concept of achieving \$1,420/mo.

PROPERTY HIGHLIGHTS

- Freshly renovated building completed in 2022
- Updated electric/plumbing/HVAC
- Proven concept to bump rents to \$1,420
- Walkable to South Grand business district & Tower Grove Park
- Off-street parking
- All sizable 2 bed/1 bath units w/ in unit laundry
- Great Opportunity for Short Term Rentals w/ Proximity to SLU Medical

OFFERING SUMMARY

Sale Price:	\$895,000
Number of Units:	6
Lot Size:	8,415 SF
Building Size:	6,824 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	18,618	85,128	176,647
Total Population	34,598	155,438	317,296
Average HH Income	\$53,353	\$58,222	\$58,759



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE



TOWER GROVE EAST LOCATION DESCRIPTION

3521-3525 Utah is located in South St. Louis City and more specifically Tower Grove East. The property is just minutes away from the South Grand Business District, SLU Hospital and Tower Grove Park making this an excellent opportunity for airBnB, traveling nurses, or other short term rentals.

Tower Grove East is a vibrant south St. Louis City neighborhood steeped in history, grounded in community and rich in both architecture and flora. The neighborhood features the dynamic South Grand dining and shopping district, which boast dozens of restaurants and numerous shops offering local and international goods. Tower Grove Park is a vast urban arboretum with walking/running paths, pavilions and picnic sites, tennis courts, a farmers market and more.

Multifamily investors have been very active in the capital markets in South St. Louis City, making it one of the most heavily traded apartment submarkets in the region over the past several years. Annual sales volume has averaged \$61.6 million over the past five years, and the 12-month high in investment volume hit \$146 million over that stretch. In the past 12 months specifically, \$66.9 million worth of assets sold.



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
3521	2	1	1,100 SF	-	-	\$1,420	\$1.29
3521-A	2	1	1,100 SF	\$1,395	\$1.27	\$1,420	\$1.29
3523	2	1	1,100 SF	\$1,395	\$1.27	\$1,420	\$1.29
3523-A	2	1	1,100 SF	\$1,395	\$1.27	\$1,420	\$1.29
3525	2	1	1,100 SF	\$1,420	\$1.29	\$1,420	\$1.29
3525-A	2	1	1,100 SF	\$1,420	\$1.29	\$1,420	\$1.29
TOTALS			6,600 SF	\$7,025	\$6.39	\$8,520	\$7.74
AVERAGES			1,100 SF	\$1,405	\$1.28	\$1,420	\$1.29



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

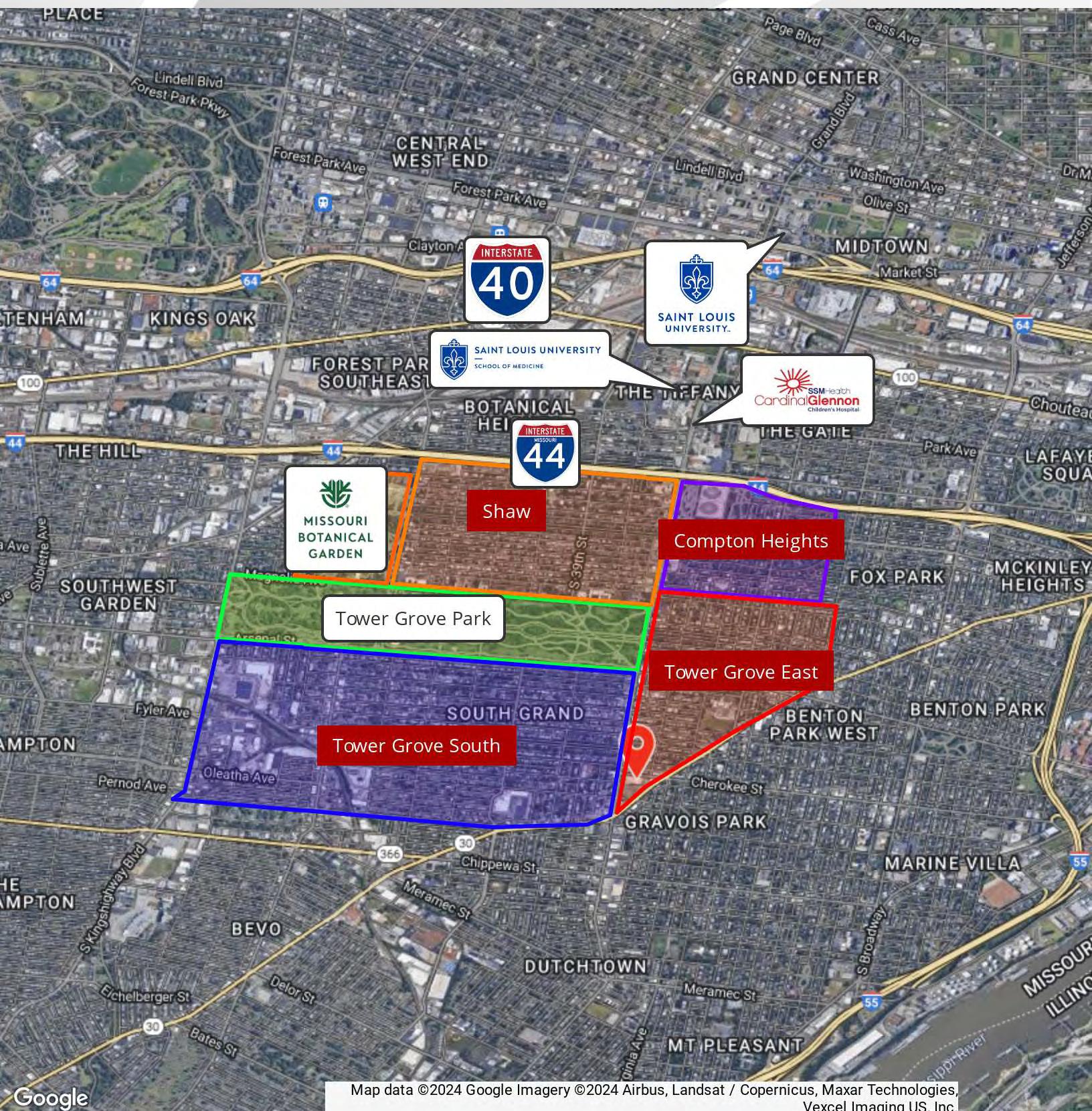


1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

ADDITIONAL PHOTOS

3521-3525 UTAH ST.

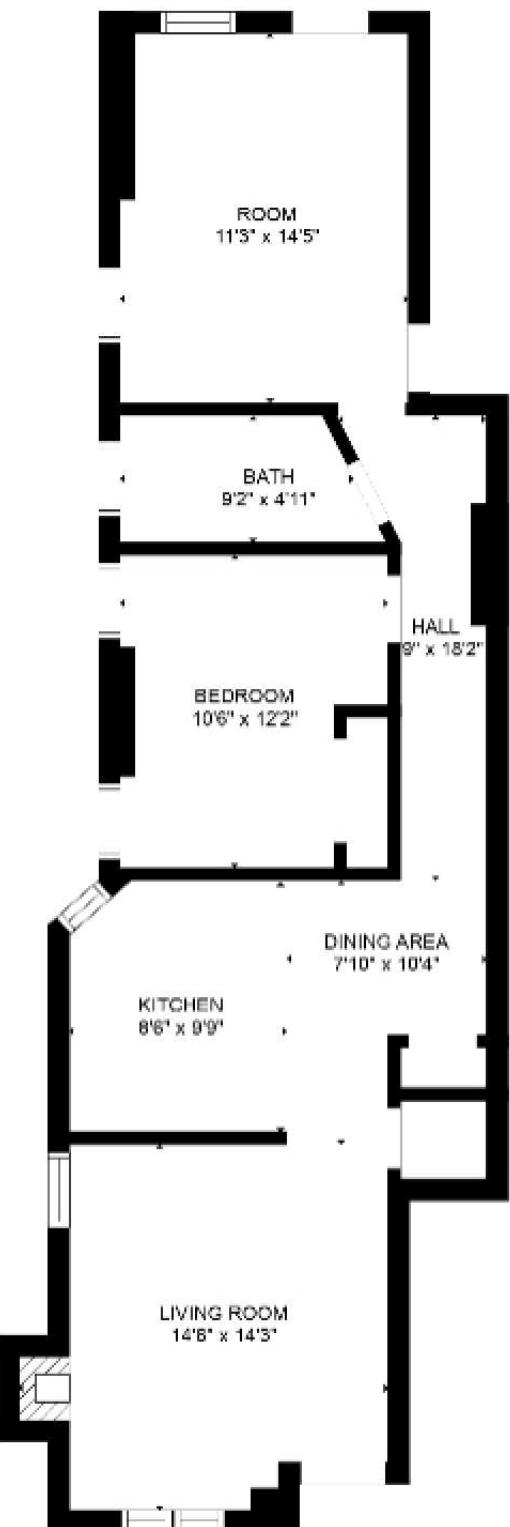


1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

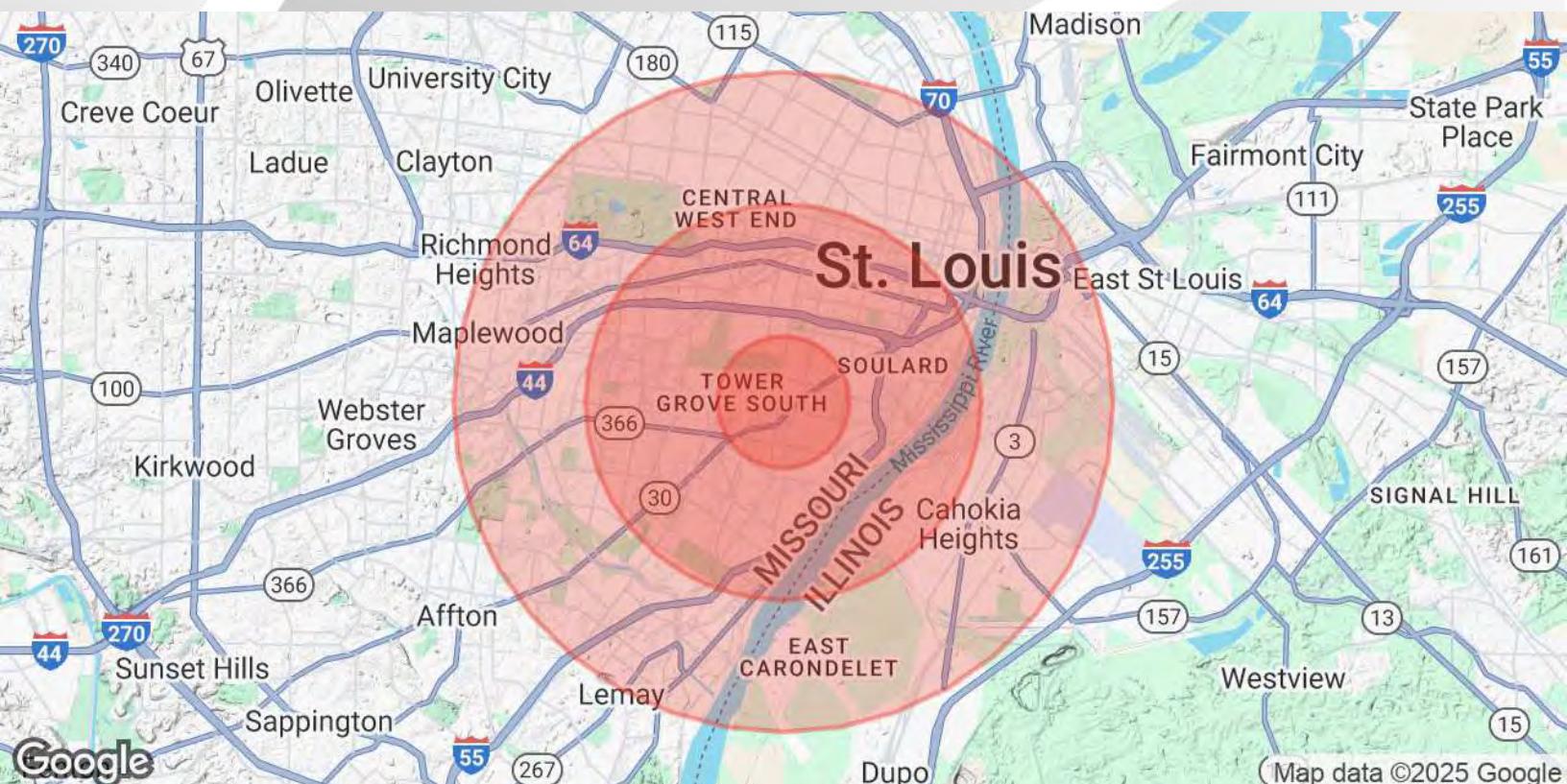
TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,598	155,438	317,296
Average Age	34.4	35.7	36.9
Average Age (Male)	34.3	34.9	35.6
Average Age (Female)	34.4	36.5	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,618	85,128	176,647
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$53,353	\$58,222	\$58,759
Average House Value	\$145,430	\$161,246	\$165,232

2020 American Community Survey (ACS)



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TIMOTHY McCARTHY
314.451.7145
TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.