

# FOR SALE

1709-1711 S 8th Street, St. Louis, MO 63104



**ST. LOUIS  
RED BRICK  
SIX-FAMILY  
OPPORTUNITY**



**IGAL ALON**  
LISTING BROKER

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📍 2301 South Big Bend Maplewood, MO 63143

For more informations  
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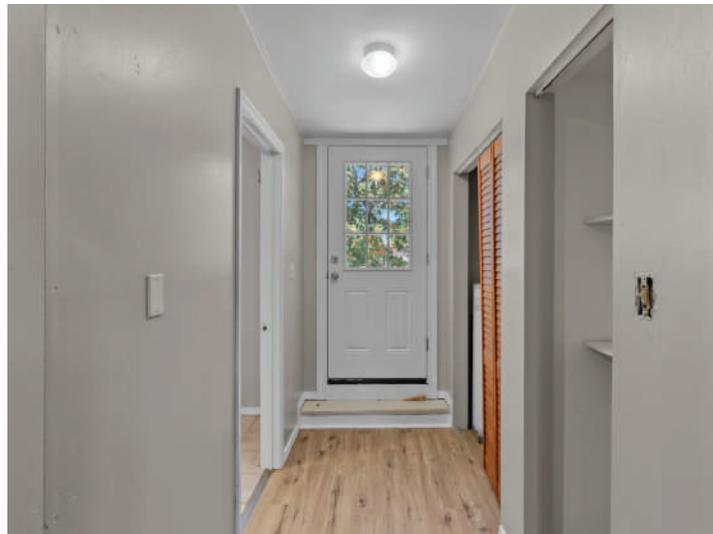
## PROPERTY INFORMATION

1709-1711 S 8th Street, St. Louis, MO 63104  
(Neighborhood: Soulard / Lafayette Square)

- **Property Type**  
Historic Brick Multi-Family
- **Year Built**  
1892
- **Total Units**  
6 Residential Units
- **Financials**
  - Current Monthly Gross Rent: \$6,692  
(Subject to rent roll verification)
  - Asking Price: **\$875,000**

## PROPERTY FEATURES

- **HVAC:** New furnace (Unit 2) - Apr 2022
- **Tuckpointing:** Front façade & critical areas completed
- **Common Areas:** New lighting & hallway/entry painting
- **Cooling:** New AC coil - Jun 2024
- **Parking:** Rear lot - 6 dedicated spaces
- **Basement:** Unfinished - systems & shared storage potential
- **Location:** ~3 blocks to Soulard Market, walkable area



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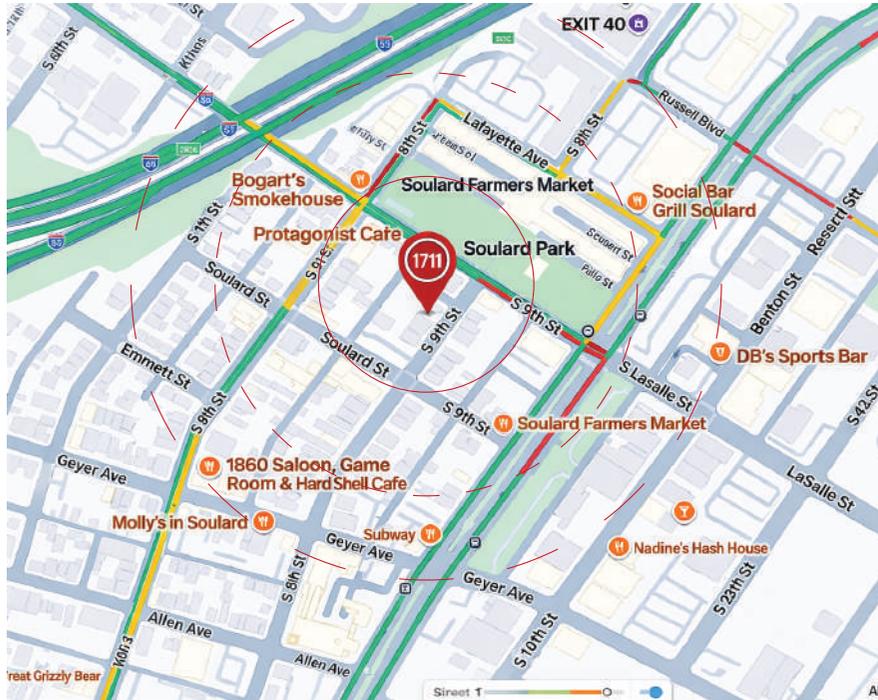
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## Soulard – Historic Charm with a Lively Urban Pulse

Soulard is one of St. Louis' oldest and most recognizable neighborhoods, known for its rich history, iconic red-brick architecture, and unmatched neighborhood energy. At its heart is the legendary Soulard Farmers Market, a major destination for locals and visitors alike that anchors the community year-round. Tree-lined streets, historic row homes, and classic townhouses give Soulard a distinct character that blends old-world charm with an active, social lifestyle.

## Lifestyle & Demographics

Soulard attracts a diverse mix of young professionals, creatives, long-time residents, and urban enthusiasts who value walkability, nightlife, and community events. The neighborhood is famous for its restaurants, music venues, and festivals—including Mardi Gras—making it one of the most vibrant social hubs in the city. Its proximity to Downtown St. Louis and major employment centers makes it especially appealing to commuters who want an authentic city experience close to work and entertainment.

## Living & Investment Advantages

From an investment standpoint, Soulard remains a high-demand neighborhood with strong rental performance and limited housing supply. Historic properties, consistent tourism traffic, and continued reinvestment support long-term value and appreciation. With easy access to highways, public transit, and nearby neighborhoods like Lafayette Square, Soulard offers a compelling combination of culture, convenience, and cash-flow potential—making it a standout choice for both homeowners and real estate investors.

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## SITE PLAN



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