

# FOR SALE

4314-4318 Connecticut St, St. Louis, MO 63116



**TRADITIONAL  
ST. LOUIS BRICK  
SIX-FAMILY FLAT**  
LOCATED IN TOWER GROVE



**IGAL ALON**  
LISTING BROKER

☎ 314-292-9080 | ✉ [agent@stlsmarterealty.com](mailto:agent@stlsmarterealty.com)

📍 2301 South Big Bend Maplewood, MO 63143

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## PROPERTY INFORMATION

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Neighborhood: Tower Grove South / Connecticut-Macklind Area (South St. Louis)

- **Property Type**  
Historic Brick Multi-Family
- **Year Built**  
1926
- **Total Units**  
6 Residential Units
- **Financials**
  - Current Monthly Gross Rent: \$5,354  
(Subject to rent roll verification)
  - Asking Price: **\$795,000**

## PROPERTY FEATURES

- **Roof:** New roof installed - August 2025
- **HVAC:** New furnace (Unit 2) - Apr 2022
- **Tuckpointing:** Front façade & critical areas
- **Common Areas:** New lighting & hallway/entry paint
- **Cooling:** New AC coil - Jun 2024
- **Parking:** Rear lot - 6 spaces
- **Basement:** Unfinished - systems & storage
- **Location:** ~3 blocks to Soulard Market



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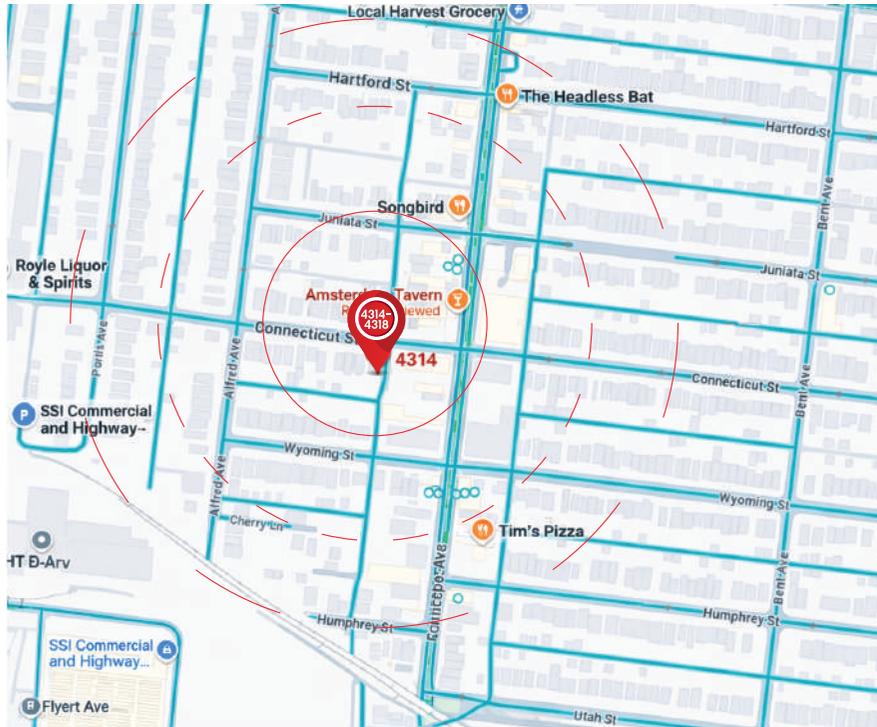
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## Tower Grove South – Vibrant, Walkable, and Community-Driven

Tower Grove South is one of South St. Louis' most dynamic and desirable neighborhoods, known for its beautiful brick homes, tree-lined streets, and strong neighborhood pride. Located just south of the iconic Tower Grove Park, residents enjoy immediate access to one of the city's most beloved green spaces, featuring walking paths, festivals, farmers markets, and year-round community events. The neighborhood blends historic architecture with an energetic, modern urban lifestyle.

## Lifestyle & Demographics

Tower Grove South attracts a diverse mix of young professionals, families, creatives, and long-term residents who value walkability, culture, and local businesses. The area is well known for its proximity to Grand Boulevard's restaurant corridor, international dining, coffee shops, and nightlife. Strong community involvement, active neighborhood groups, and a welcoming atmosphere make Tower Grove South especially appealing to those seeking both connection and convenience.

## Living & Investment Advantages

From an investment perspective, Tower Grove South continues to perform as a high-demand rental and ownership market. Limited housing supply, ongoing property renovations, and close proximity to major employment centers support stable rents and long-term appreciation. With easy access to highways, public transit, Downtown St. Louis, and nearby neighborhoods like Shaw and Tower Grove East, Tower Grove South offers an ideal balance of lifestyle appeal and long-term real estate value.

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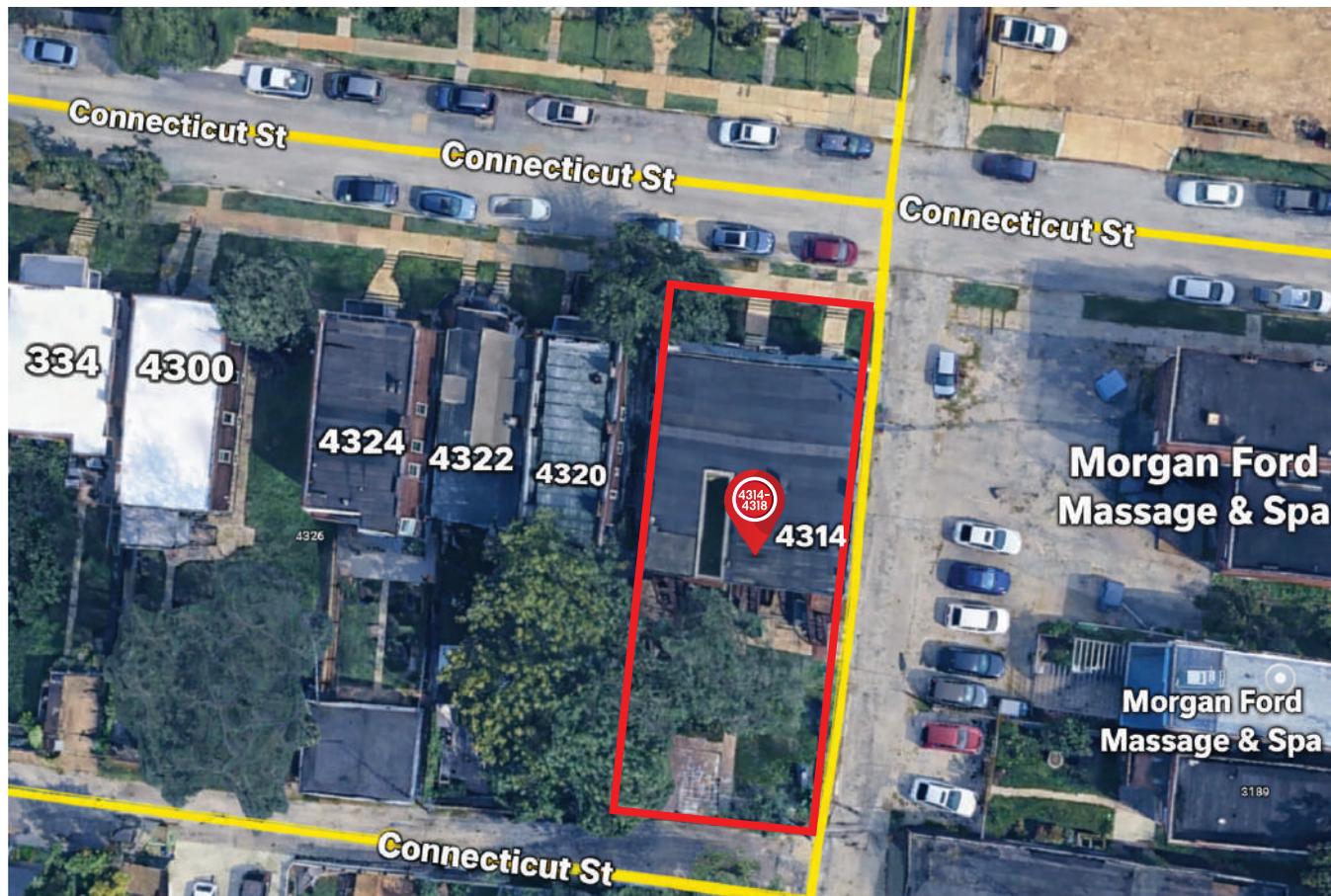


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## SITE PLAN



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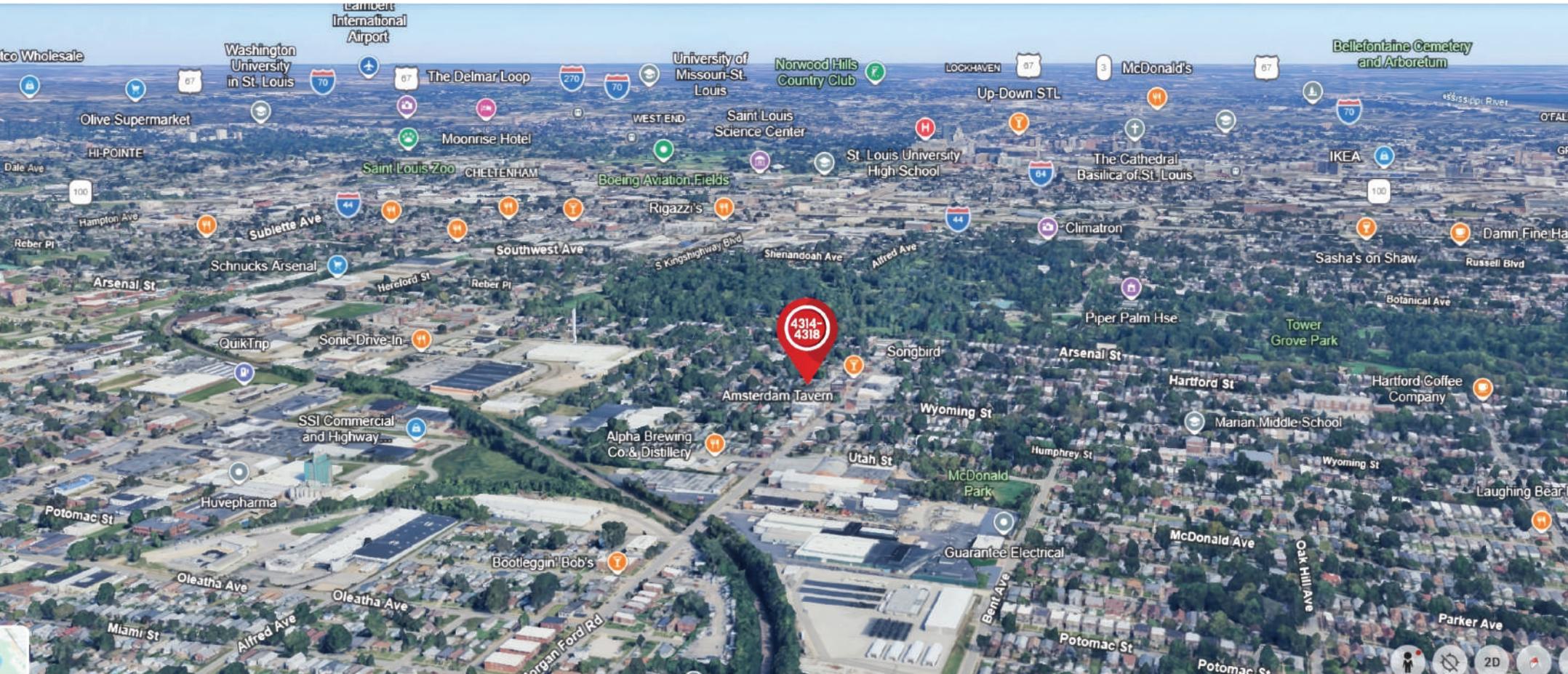


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## LOCATION HIGHLIGHTS & ACCESSIBILITY



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Information deemed reliable but not guaranteed. Buyer to verify all information. Subject to prior sale, change, or withdrawal without notice.