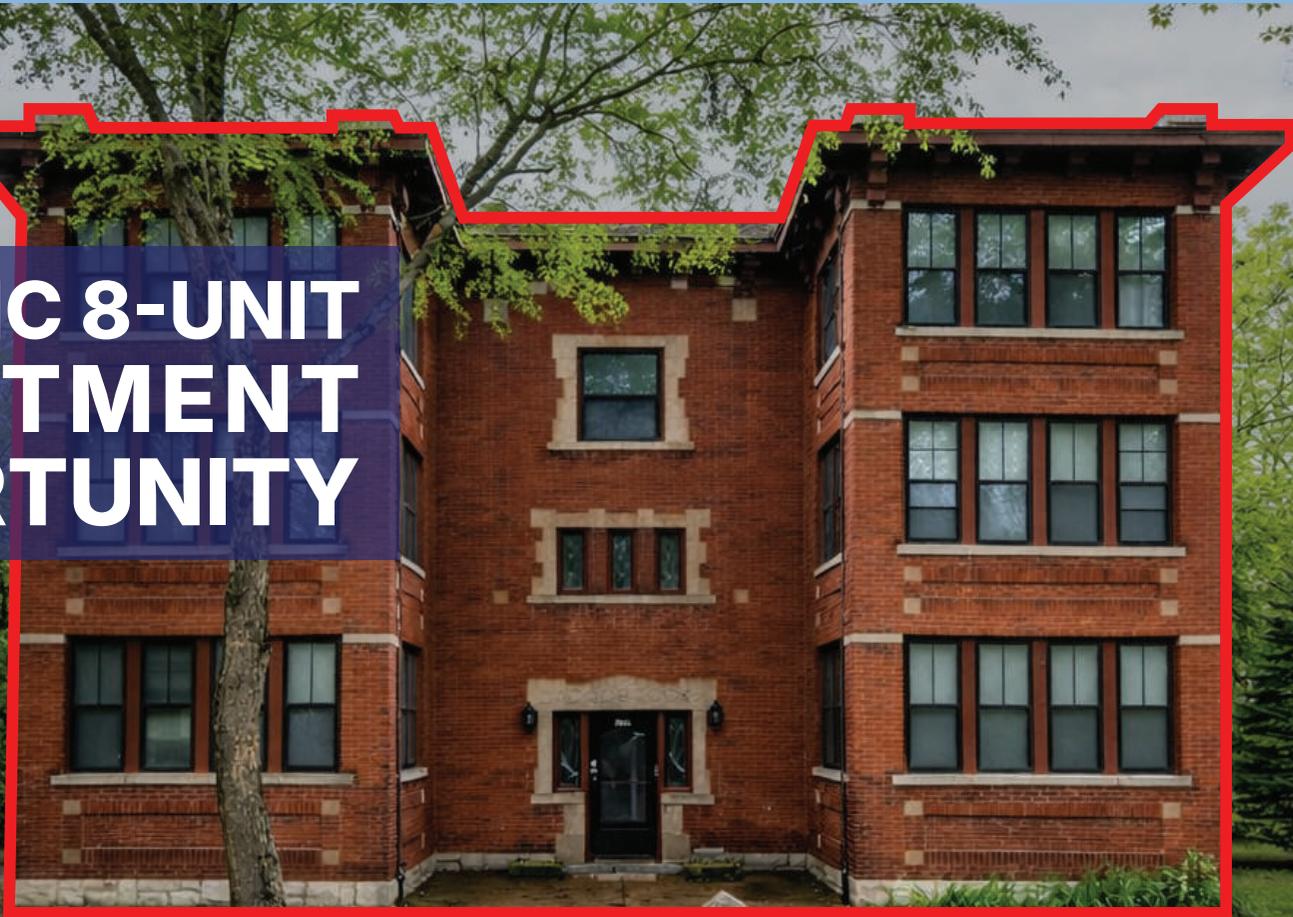


# FOR SALE

1722 Waverly Pl, St. Louis, MO 63104



## HISTORIC 8-UNIT INVESTMENT OPPORTUNITY



**IGAL ALON**  
LISTING BROKER

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# FOR SALE

1722 Waverly Pl, St. Louis, MO 63104



## PROPERTY INFORMATION

1722 Waverly Pl, St. Louis, MO 63104  
(Neighborhood: Lafayette Square)

- **Property Type**  
Historic Brick Multi-Family
- **Year Built**  
1914
- **Total Units**  
8 Residential Units
- **Financials**
  - Current Monthly Gross Rent: \$8,268  
(Subject to rent roll verification)
  - Asking Price: **\$1,350,000**

## PROPERTY FEATURES

- **Architectural Style:** Classic early-20th-century St. Louis brick multi-family flat
- **Mechanical:** New hot water heater - Oct 2024
- **Basement:** Unfinished - access to building systems & shared storage potential
- **Condition:** Recent exterior repairs completed

**Remark:** Includes adjacent lot at 1728 Waverly, currently tenant green space, with future development potential.



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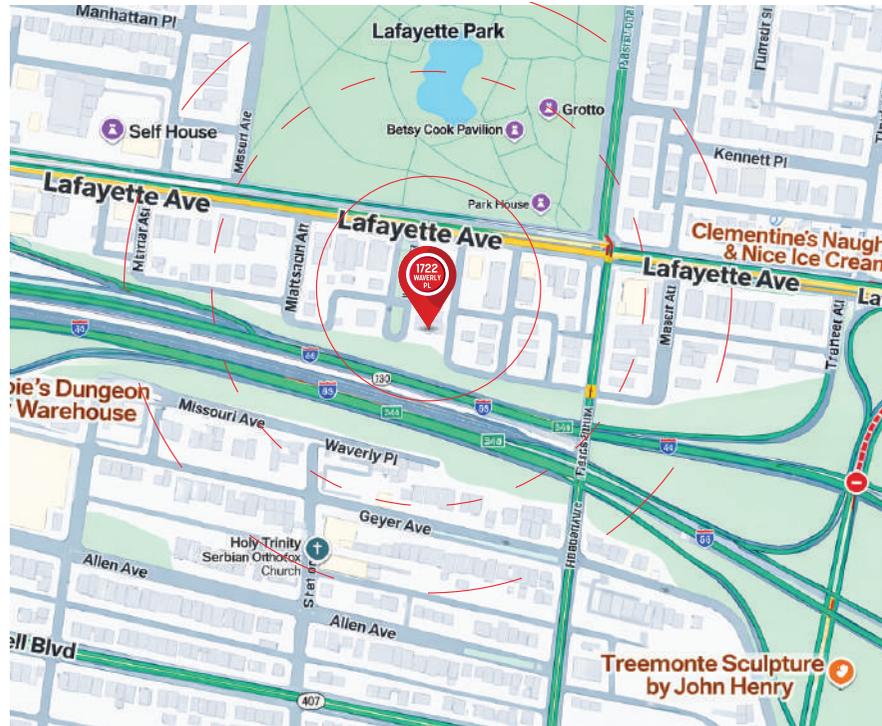
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## Lafayette Square – Timeless Elegance in the Heart of the City

Lafayette Square is widely regarded as one of St. Louis' most prestigious and visually striking neighborhoods, celebrated for its historic mansions, restored Victorian homes, and classic brick architecture. Centered around the beautifully landscaped Lafayette Park, the neighborhood offers a rare blend of urban living and green space. Quiet, tree-lined streets and architectural consistency create a refined residential atmosphere just minutes from Downtown St. Louis.

## Lifestyle & Demographics

The Lafayette Square neighborhood attracts professionals, executives, and long-term residents who value stability, design, and community pride. The area is known for strong owner occupancy, active neighborhood engagement, and a peaceful yet connected lifestyle. Residents enjoy walkability to local restaurants, cafés, and boutique dining while benefiting from proximity to major employment centers, hospitals, and highways—making it ideal for both daily living and long-term residence.

## Living & Investment Advantages

Lafayette Square consistently ranks as one of the strongest neighborhoods in St. Louis for property value retention and appreciation. Strict historic standards, limited housing inventory, and ongoing reinvestment help protect long-term values. With its central location, distinctive character, and enduring demand, Lafayette Square offers a compelling opportunity for homeowners and investors seeking a combination of elegance, stability, and long-term performance in a proven St. Louis neighborhood.

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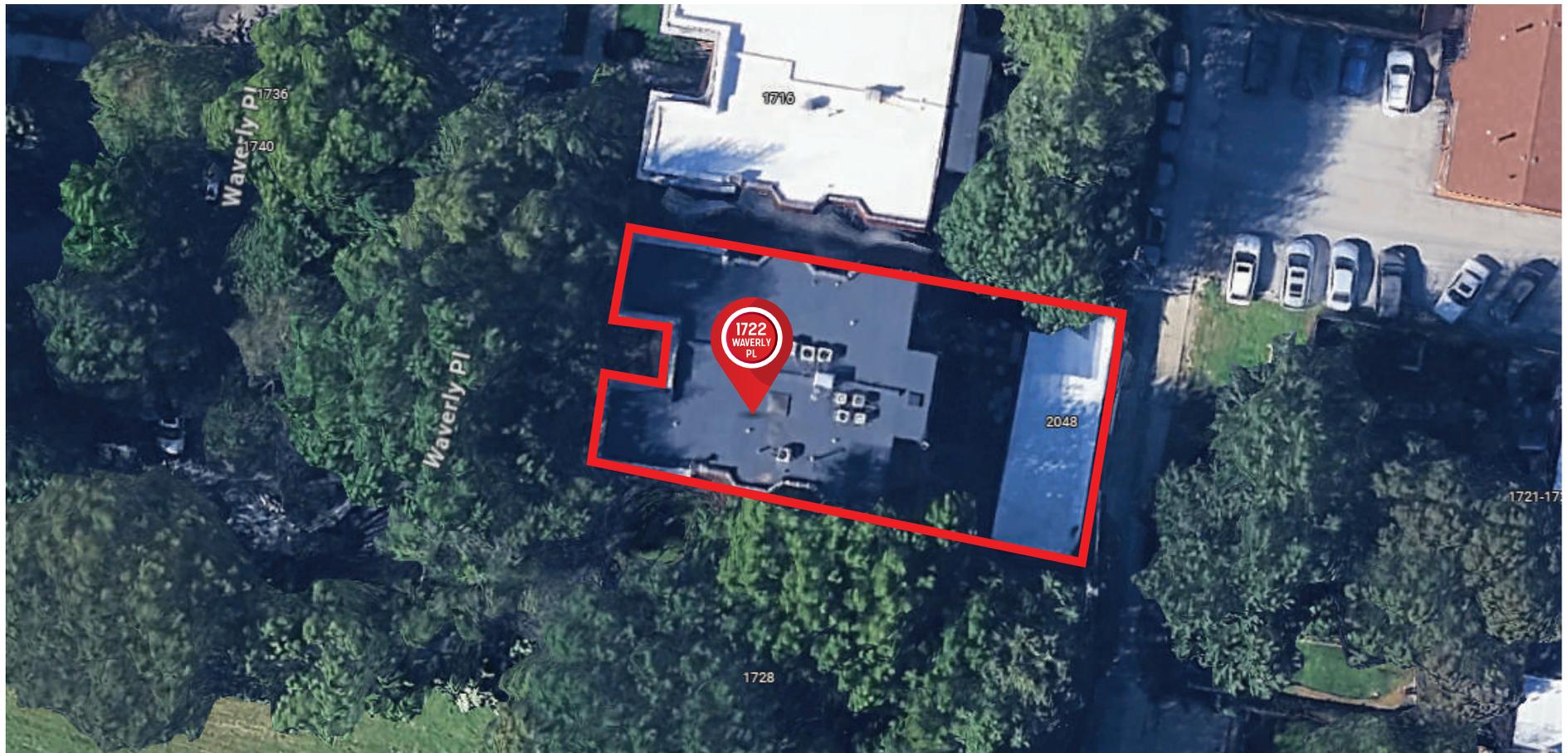


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## SITE PLAN



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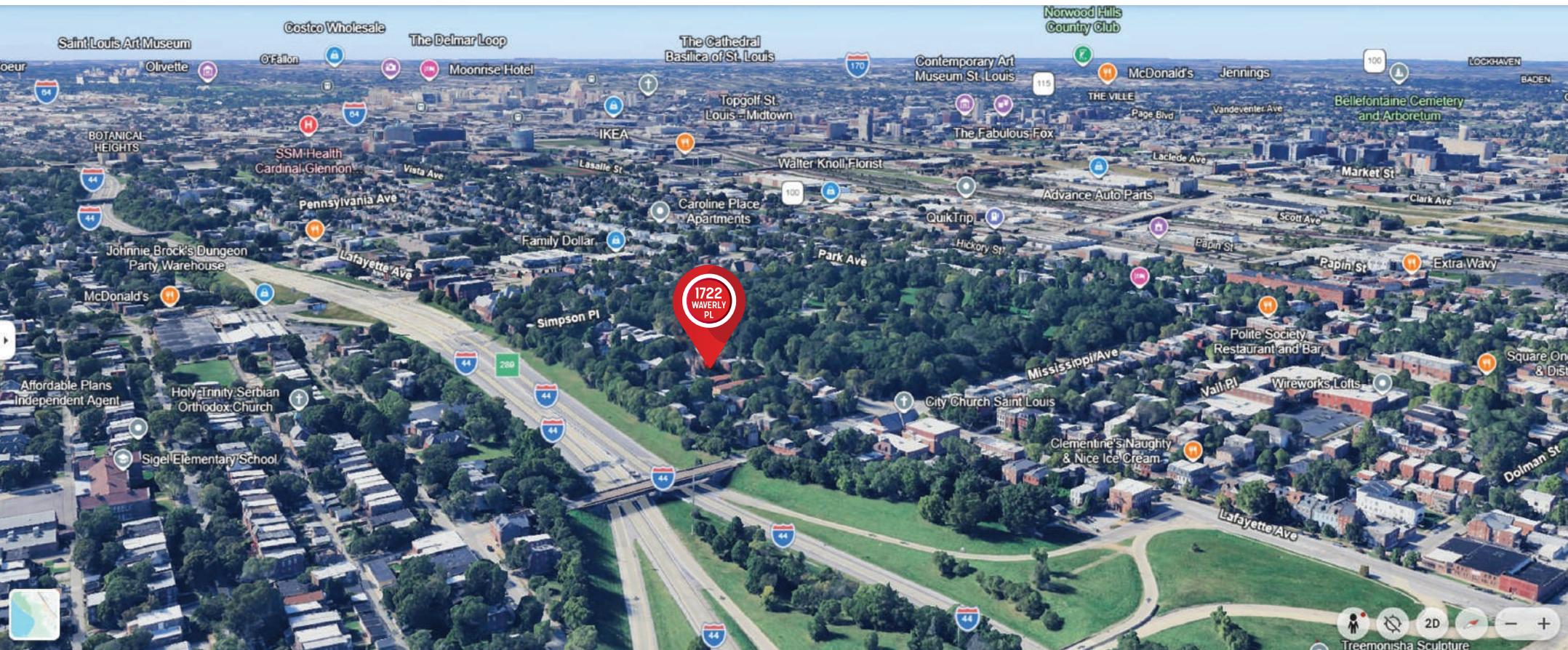


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## LOCATION HIGHLIGHTS & ACCESSIBILITY



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