

# FOR SALE

2013 S 11th St, St. Louis, MO 63104



## HISTORIC 4-FAMILY FLAT WITH PRIVATE POOL



**IGAL ALON**  
LISTING BROKER

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📍 2301 South Big Bend Maplewood, MO 63143

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## PROPERTY INFORMATION

2013 S 11th St, St. Louis, MO 63104  
(Neighborhood: Soulard)

- **Property Type**  
Historic Brick Multi-Family
- **Year Built**  
1885
- **Total Units**  
4 Residential Units
- **Financials**
  - Current Monthly Gross Rent: \$4,654  
(Subject to rent roll verification)
  - Asking Price: **\$500,000**

## PROPERTY FEATURES

- **Architectural Style:** Late-19th-century St. Louis red brick multi-family flat
- **Mechanical:** Furnaces replaced (various ages); Unit 3F HVAC components updated
- **Masonry:** Front façade tuckpointing completed
- **Basement:** Unfinished basement with access to building systems and potential shared storage
- **Condition:** Recent exterior improvements completed



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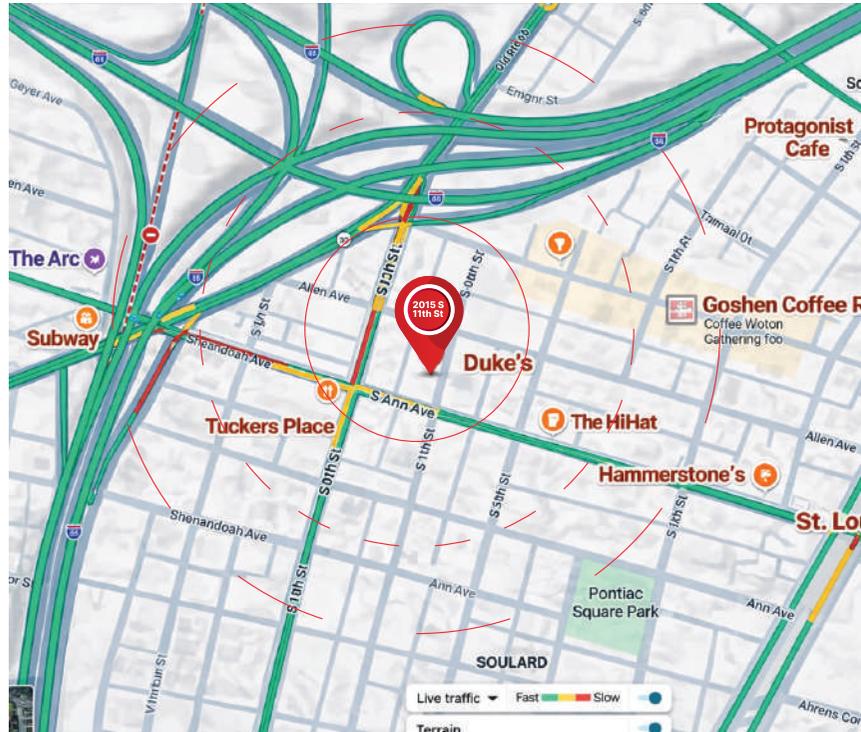
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## Soulard – Historic Charm with a Lively Urban Pulse

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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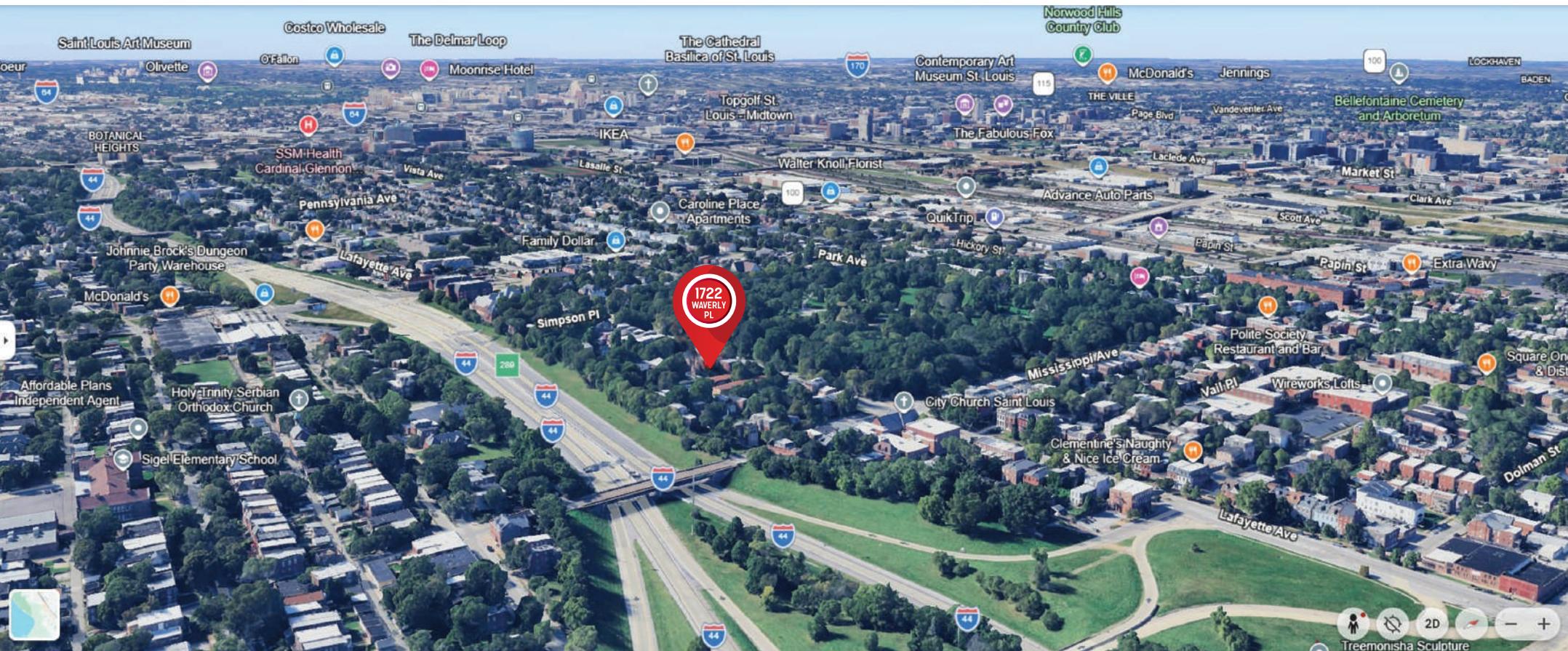


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## LOCATION HIGHLIGHTS & ACCESSIBILITY



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