

for  
sale

1108  
bates ave  
st. louis, mo 63111

12-unit  
building

8 units  
have been  
updated

low maintenance  
building and  
priced to sell

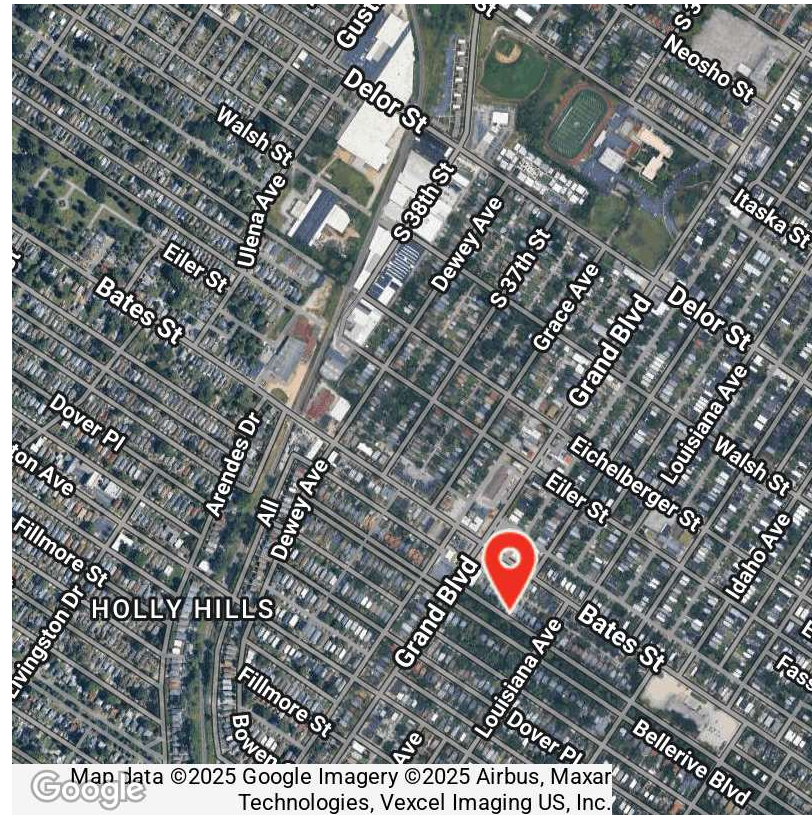


#### PROPERTY HIGHLIGHTS

- Renovated 12 Unit Building
- Solid In-Place Rents w/ room to Raise to Market
- New Roof / Flooring
- Near Holly Hills Neighborhood, Carondelet Park
- Mix of 1 Bd / 1 Ba and Studio Units

#### OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	12
Lot Size:	7,362 SF
Building Size:	6,464 SF



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





### PROPERTY DESCRIPTION

1108 Bates Street presents a well-maintained 12-unit multifamily asset in the heart of South St. Louis, offering a balanced mix of eight 1-bedroom units and four studios. The property totals 6,464 square feet and sits on a 7,362 SF lot with off-street parking. Major improvements include a full roof replacement in 2017 and refinished hardwood flooring throughout many units. Tenants benefit from proximity to public transportation, retail amenities along South Broadway, and Carondelet Park just blocks away. With stable in-place rents and value-add potential through modest interior updates, the asset offers both day-one income and upside.

### LOCATION DESCRIPTION

Located in the Holly Hills neighborhood of South St. Louis, 1108 Bates Street sits just east of Grand Boulevard with convenient access to I-55, offering direct routes to Downtown St. Louis and the broader metro area. The property is within walking distance to retail and dining options along South Broadway and only minutes from Carondelet Park, one of the city's largest public parks. Public transit is easily accessible via multiple nearby bus lines, allowing for easily accessible transportation. Surrounding residential blocks are a mix of single-family homes and smaller multifamily properties, contributing to a stable and established community setting. The location provides a strong balance of urban connectivity and neighborhood-scale amenities.



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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	EX. / UTILITIES	OP	SECURITY DEPOSIT	LEASE START	LEASE END
101	1	1	425 SF	\$665	\$1.56	\$665	\$1.56	-	-	-	-	-
102	-	1	365 SF	-	-	\$600	\$1.64	Vacant	-	-	-	-
103	1	1	425 SF	\$635	\$1.49	\$665	\$1.56	-	-	-	-	-
104	-	1	340 SF	\$575	\$1.69	\$600	\$1.76	-	-	-	-	-
105	1	1	415 SF	\$635	\$1.53	\$635	\$1.53	-	-	-	-	-
106	1	1	405 SF	\$625	\$1.54	\$635	\$1.57	-	-	-	-	-
201	1	1	425 SF	\$650	\$1.53	\$665	\$1.56	-	-	-	-	-
202	-	1	400 SF	\$625	\$1.56	\$625	\$1.56	-	-	-	-	-
203	1	1	550 SF	-	-	\$665	\$1.21	Vacant	-	-	-	-
204	-	1	500 SF	\$555	\$1.11	\$600	\$1.20	-	-	-	-	-
205	1	1	415 SF	\$650	\$1.57	\$665	\$1.60	-	-	-	-	-
206	1	1	415 SF	\$640	\$1.54	\$665	\$1.60	-	-	-	-	-
TOTALS			5,080 SF	\$6,255	\$15.12	\$7,685	\$18.35			\$0		
AVERAGES			423 SF	\$626	\$1.51	\$640	\$1.53			\$NAN		



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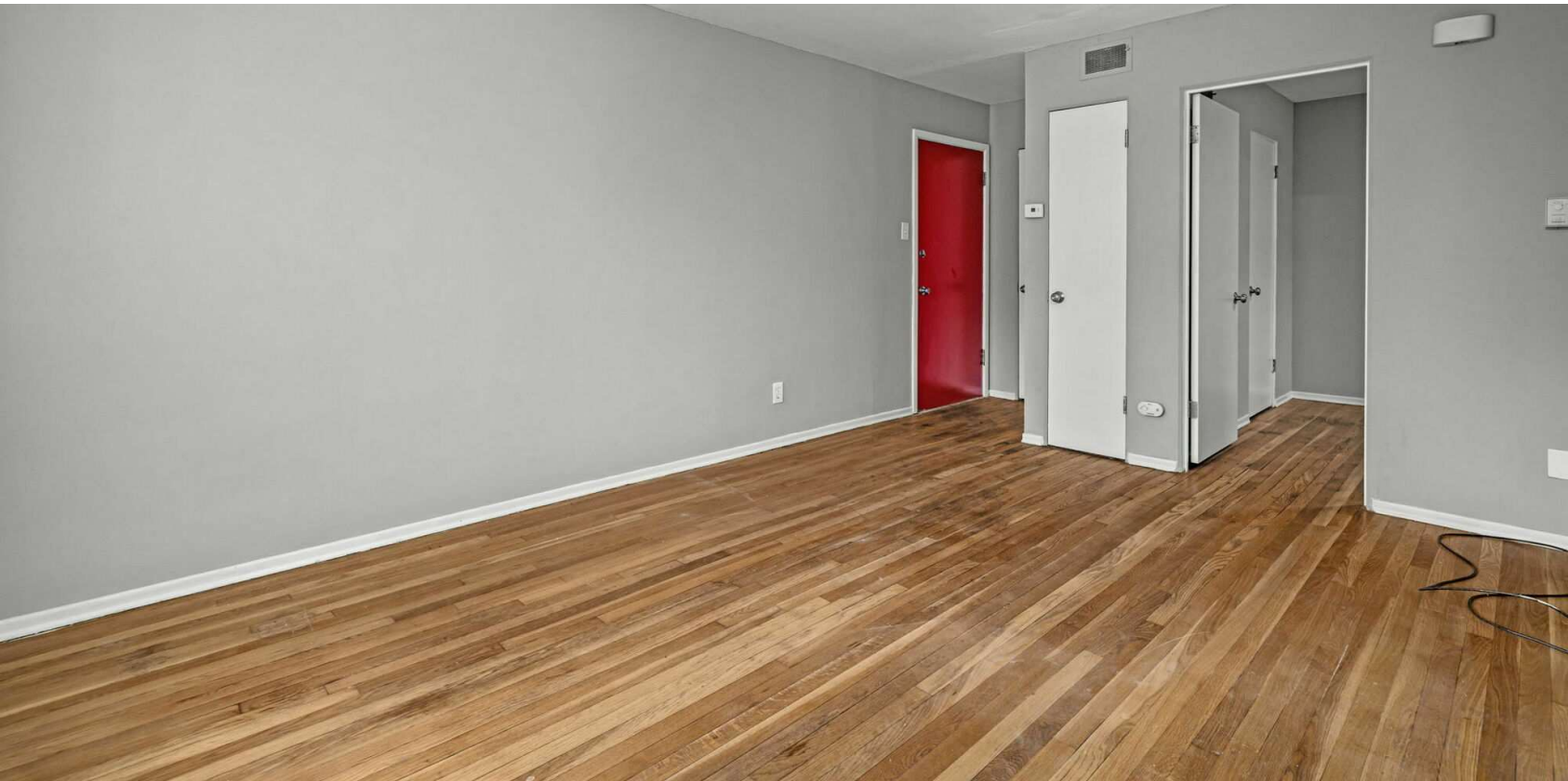
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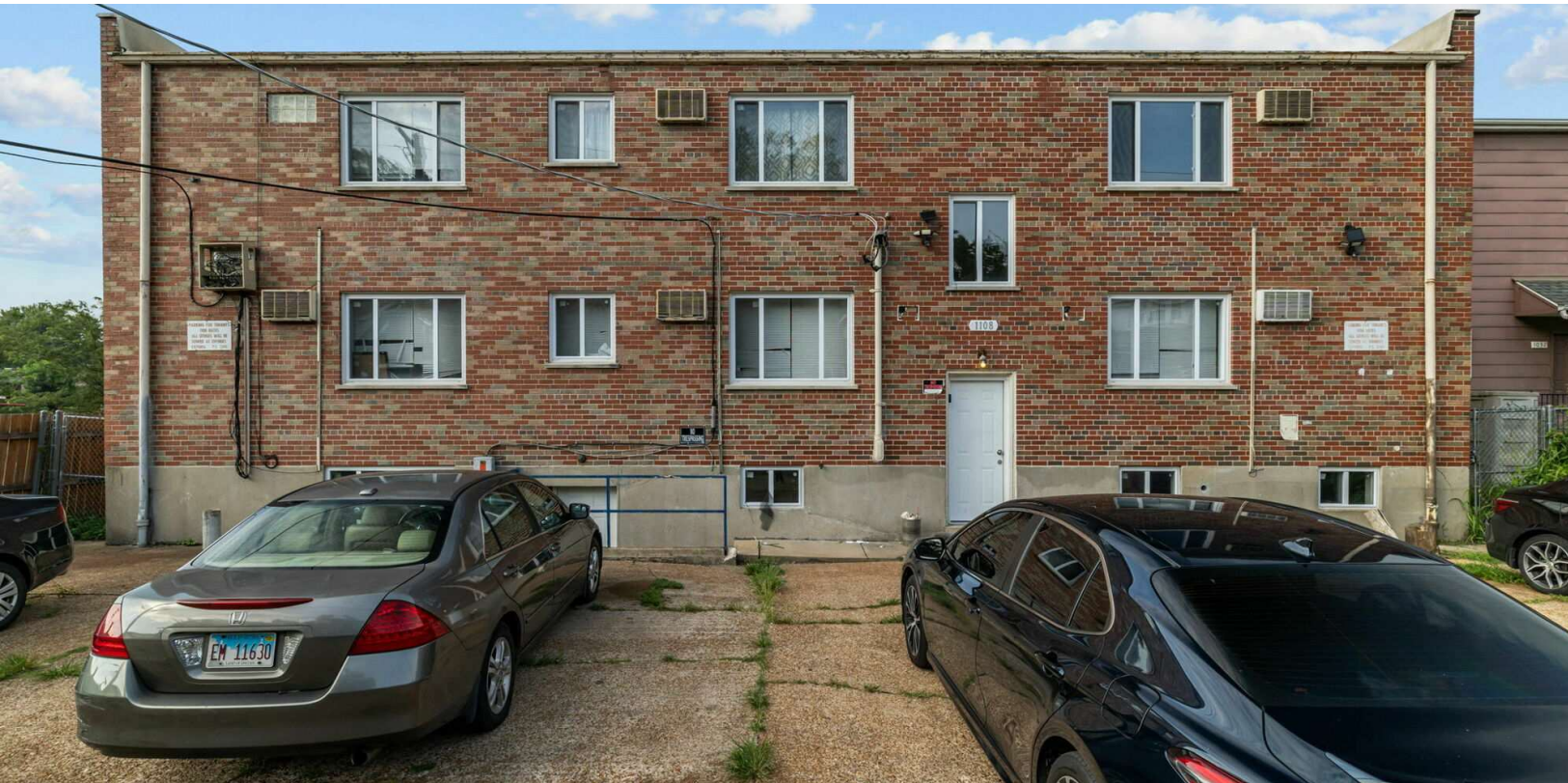
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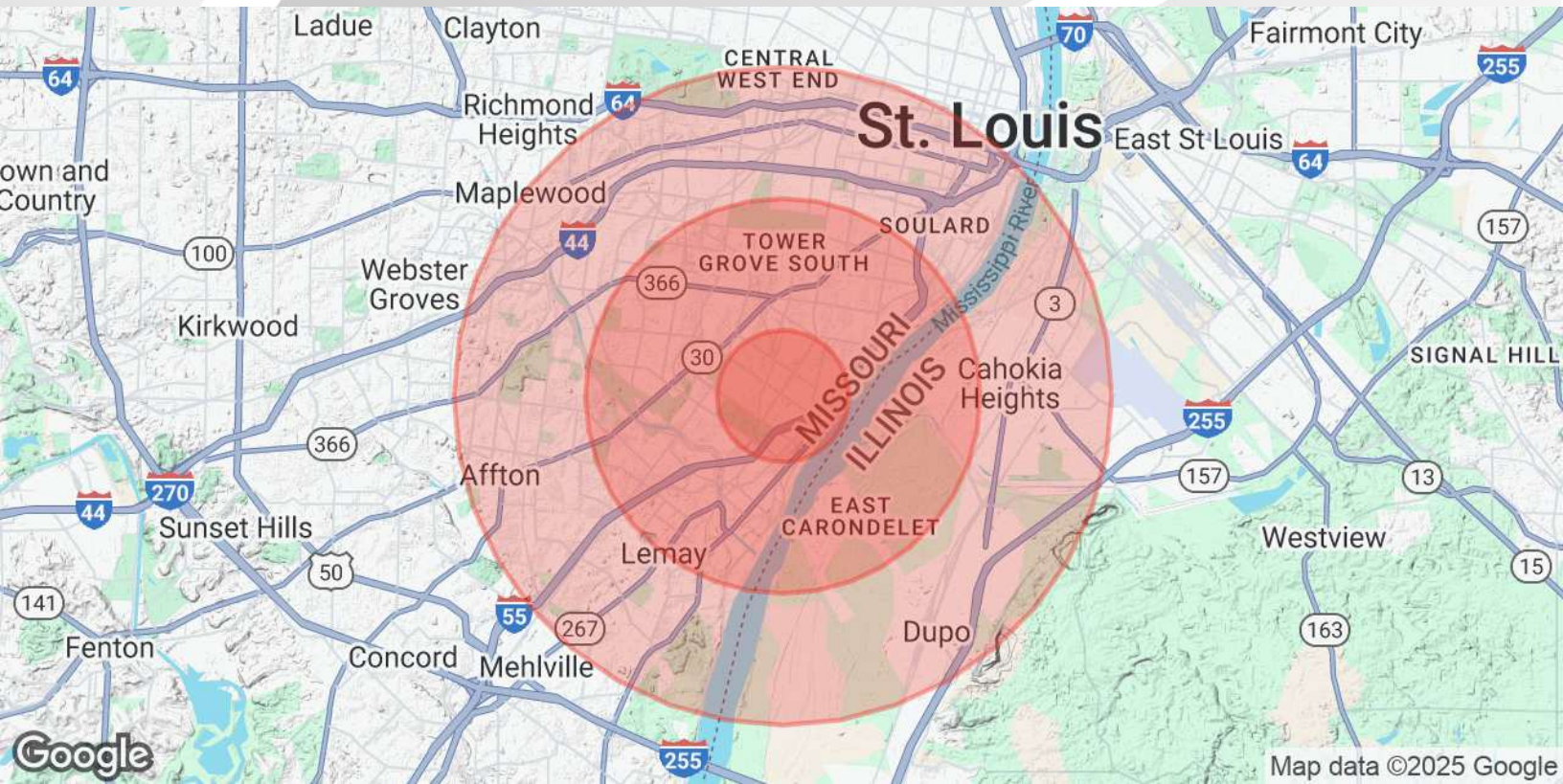
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	21,970	127,259	271,945
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	39	40	41

**HOUSEHOLDS & INCOME****1 MILE****3 MILES****5 MILES**

Total Households	9,655	59,769	128,788
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$66,363	\$78,480	\$81,979
Average House Value	\$193,410	\$216,666	\$243,388

Demographics data derived from AlphaMap



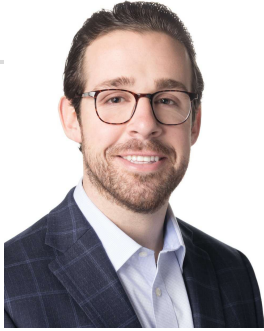
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**JAMES ANDERSON****Associate**

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**PROFESSIONAL BACKGROUND**

James has a passion for Commercial Real Estate which developed at a young age since his father sold Real Estate for over 30 years. He enjoys connecting with buyers and sellers to learn their wants, needs, and more importantly, learning about who they are. He believes relationships and communication are the most powerful tools in Real Estate.

During his short time as a Real Estate agent, he was one of the top Real Estate agents at Keller Williams St.Louis for multiple years selling Commercial Real Estate part time. He specializes in finding off-market properties and bringing those opportunities to his clientele before it hits the market. James is very passionate about bringing the best opportunities and services to his clients.

**EDUCATION**

University Of Kentucky

**MEMBERSHIPS**

St.Louis Association Of Realtors

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