



3259 Minnesota Avenue St Louis, MO 63118

0 **0** **1,776**
BED BATH SQ FT

OFFERED AT:
\$200,000

Historic brick 2-family in the heart of Benton Park West offering an excellent opportunity for a seasoned investor looking to add to their portfolio or for someone looking to get started in real estate investing with a solid investment property. This classic 2-story building features two nearly 900 sq ft units, each offering 2 bedrooms, 1 bathroom, in-unit laundry, and well-maintained, updated interiors. Both units are occupied with strong rental income already in place. One lease is through 10/2026 and the other through 5/2027, providing immediate cash flow and stability. Additional features include a fenced backyard and off-street 2-car parking pad in the rear. Fantastic city location just blocks from all of the great restaurants, shops, and nightlife along Cherokee Street, offering the perfect blend of investment potential and exciting urban living. Great investment property with long-term upside in one of the city's most vibrant neighborhoods.



Tara Hacker
314-353-0336 - Office

