



## 2845 Meramec Street St Louis, MO 63118

**0**      **0**  
BED    BATH    SQ FT

OFFERED AT:  
**\$307,000**

Income-generating, occupied 4-family! This updated brick building is the perfect opportunity to start or expand your investment portfolio. All four units have been improved with major big-ticket updates in 2018 including, but not limited: sewer lateral, 200 amp panels & electric, roof, windows, interior plumbing, updated baths/kitchens and HVAC. Each unit features a functional layout with a spacious living room, kitchen, large full bath, and 1 bedroom. Tenants enjoy off-street parking and a fenced yard, plus convenient access to public transportation. Current rents are \$800 per unit with room to increase, providing solid income from day one. All tenants are currently month-to-month, but are willing to sign year leases, offering both flexibility and future stability. Don't miss this turnkey investment opportunity!



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