



PROPERTY HIGHLIGHTS

- Historic Brick Duplex Located in the Desirable Benton Park Neighborhood
- Ideal Opportunity for Investors or Owner-Occupants
- The building was completely updated in 2023
- Updated Units Featuring Modern Kitchens, Hardwood Flooring & In-Unit Laundry
- Off-Street Parking & Shared Backyard with Deck
- Walking Distance to Cherokee Street's Restaurants, Shops & Entertainment
- Convenient Access to Downtown St. Louis, Soulard, I-44 & I-55

OFFERING SUMMARY

Sale Price:	\$295,000
Number of Units:	2
Lot Size:	3,119 SF
Building Size:	1,816 SF

FINANCIALS

RR

	Unit Type	Current	Market
Unit A	1 bd/1 bth	\$1,270	\$1,375
Unit B	2 bd/1 bth		\$1,375

EXPENSES	Annual
Water, Sewer, Trash	\$2,044.68
Insurance	\$1,521.05
Taxes	\$1,824.17
Total	\$5,389.90



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

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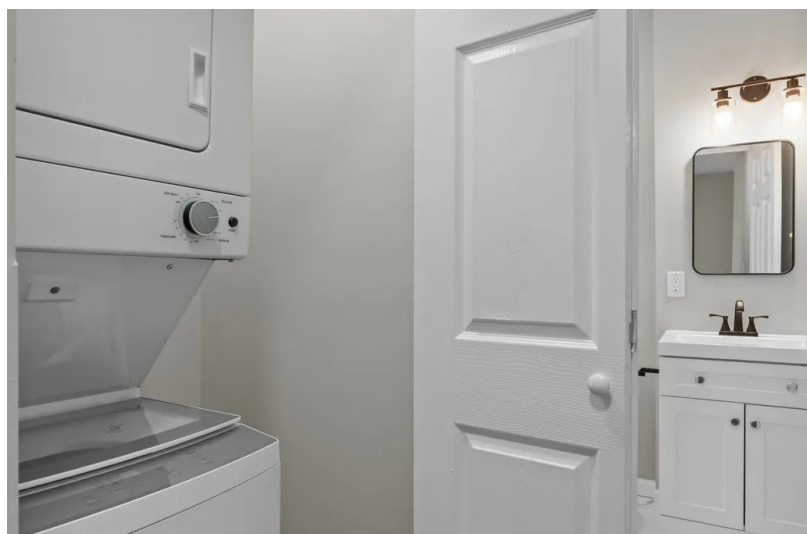
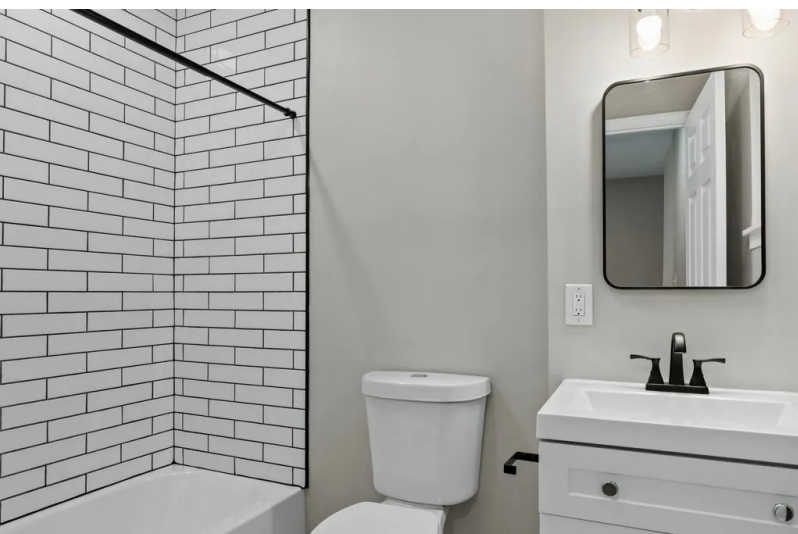
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3318 ILLINOIS AVE

ST. LOUIS, MO 63118

NEIGHBORHOOD RETAIL & AMENITIES


DOWNTOWN
ST. LOUIS
~ 2.5 MILES

TOWER GROVE PARK
~ 1.5 MILES

FOX PARK

Peacemaker
Lobster & Crab

SOULARD

Blues City Deli

BENTON PARK

Anheuser-Busch
St. Louis Brewery

Anheuser-Busch
Warehouse

3318 ILLINOIS AVE

Rooster

Casa Loma
Ballroom

The Mud House

Midwest
Pasta Co

Lemp Mansion

GRAVOIS PARK



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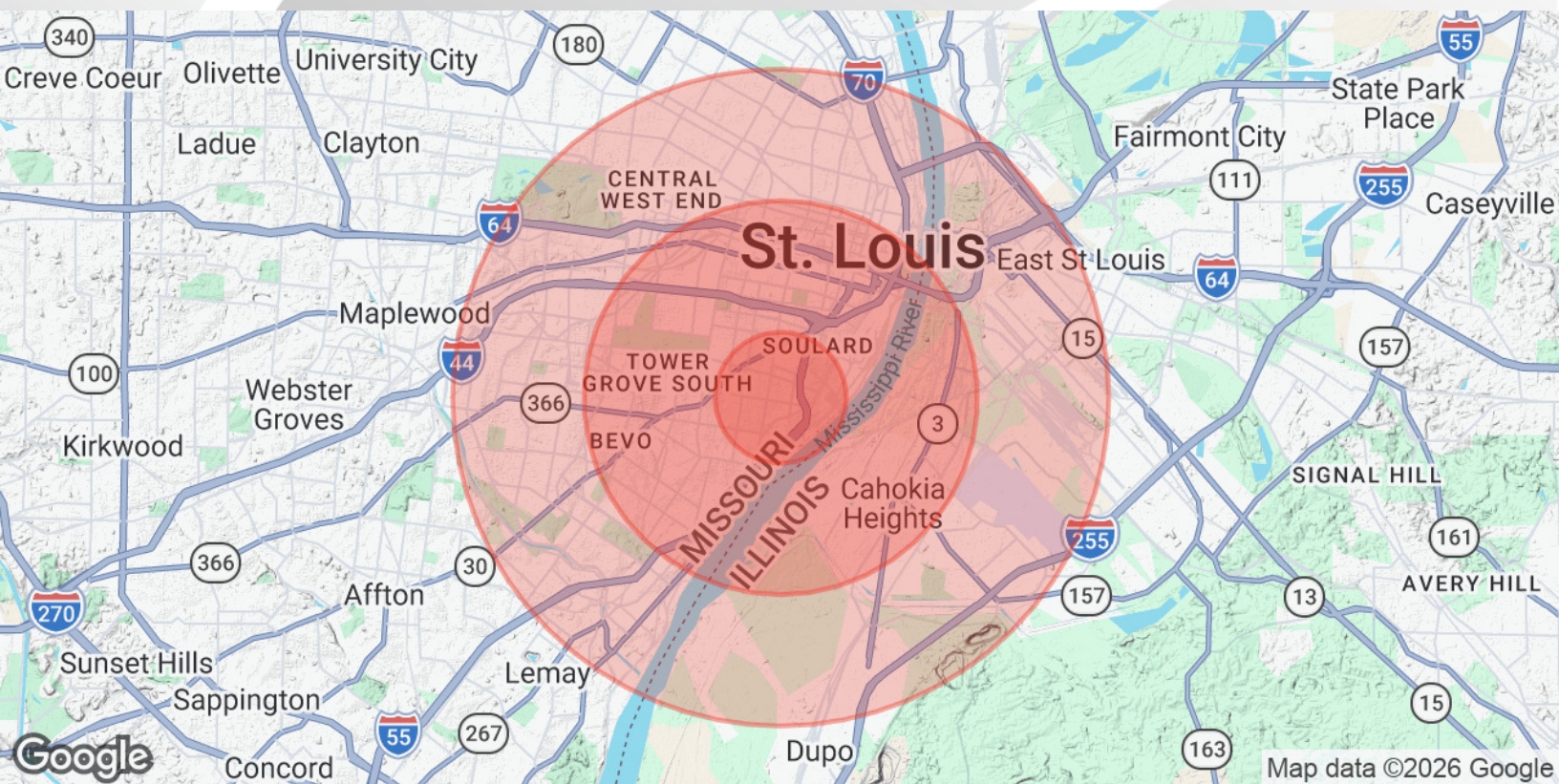
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	19,723	118,356	257,952
Average Age	35.0	36.2	37.3
Average Age (Male)	36.2	36.3	37.0
Average Age (Female)	34.5	36.1	37.7

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

Total Households	9,432	58,715	127,162
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$82,603	\$80,186	\$79,963
Average House Value	\$221,022	\$214,928	\$212,878

2023 American Community Survey (ACS)



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