



Real Estate
Brokerage
Representation
Consulting
Management
Development

FRIEDMAN
GROUP, LTD.

FOR SALE

314.367.2800

26-Unit Apartment Building in South City



**3152 Magnolia Ave. &
2814 Compton Ave.
St. Louis, MO 63118**

**Package Price \$730,000.00
[Divisible]**

- ◆ Located on Compton Ave. between Magnolia Ave. & Holliday. Near S. Grand & Tower Grove Park.
- ◆ 26-unit apartment building (one 14-unit building offered at \$406K & one 12-unit building offered at \$336K).
- ◆ 20 (one-bed / one-bath) & 6 (two-bed / one-bath).
- ◆ Central A/C-Forced Heat.
- ◆ Full brick masonry construction.
- ◆ Individually metered electric & gas.
- ◆ Some hardwood flooring, Some newer windows.
- ◆ 10 year old tar roll-down roof.
- ◆ Onsite laundry facility.

For Information Contact

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Saint Louis, Missouri 63108
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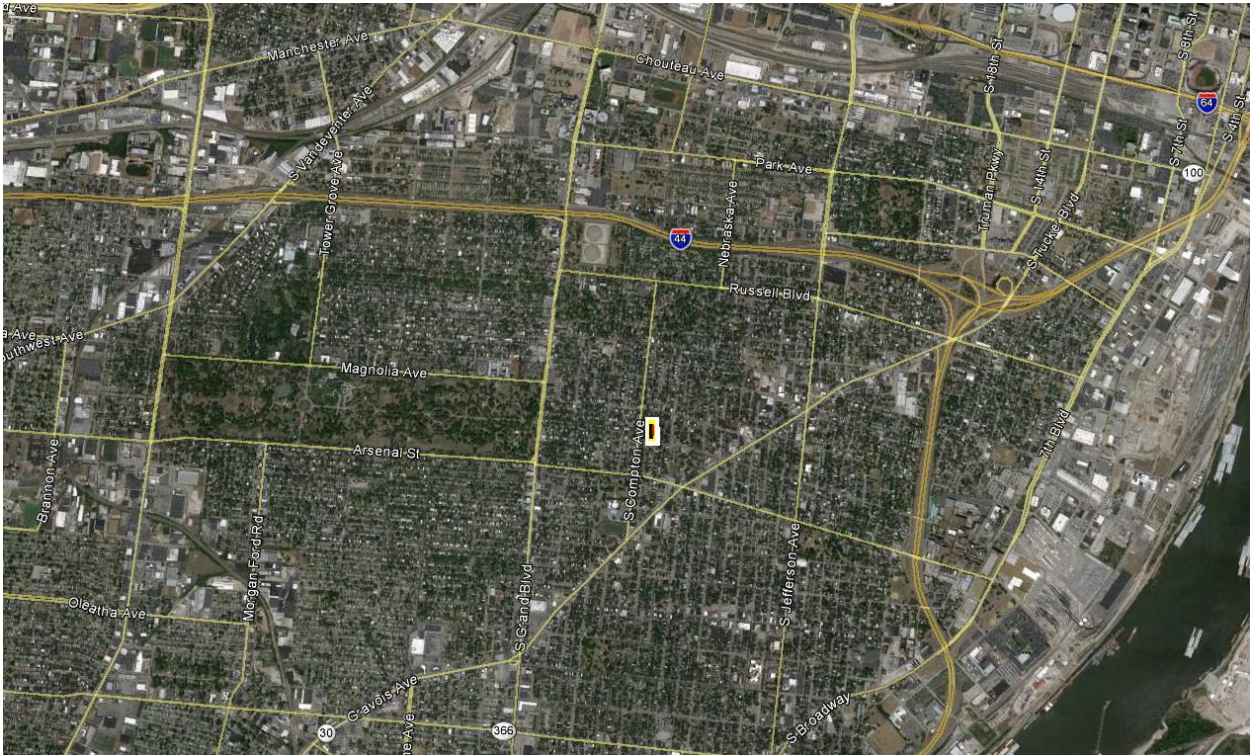
Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.



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