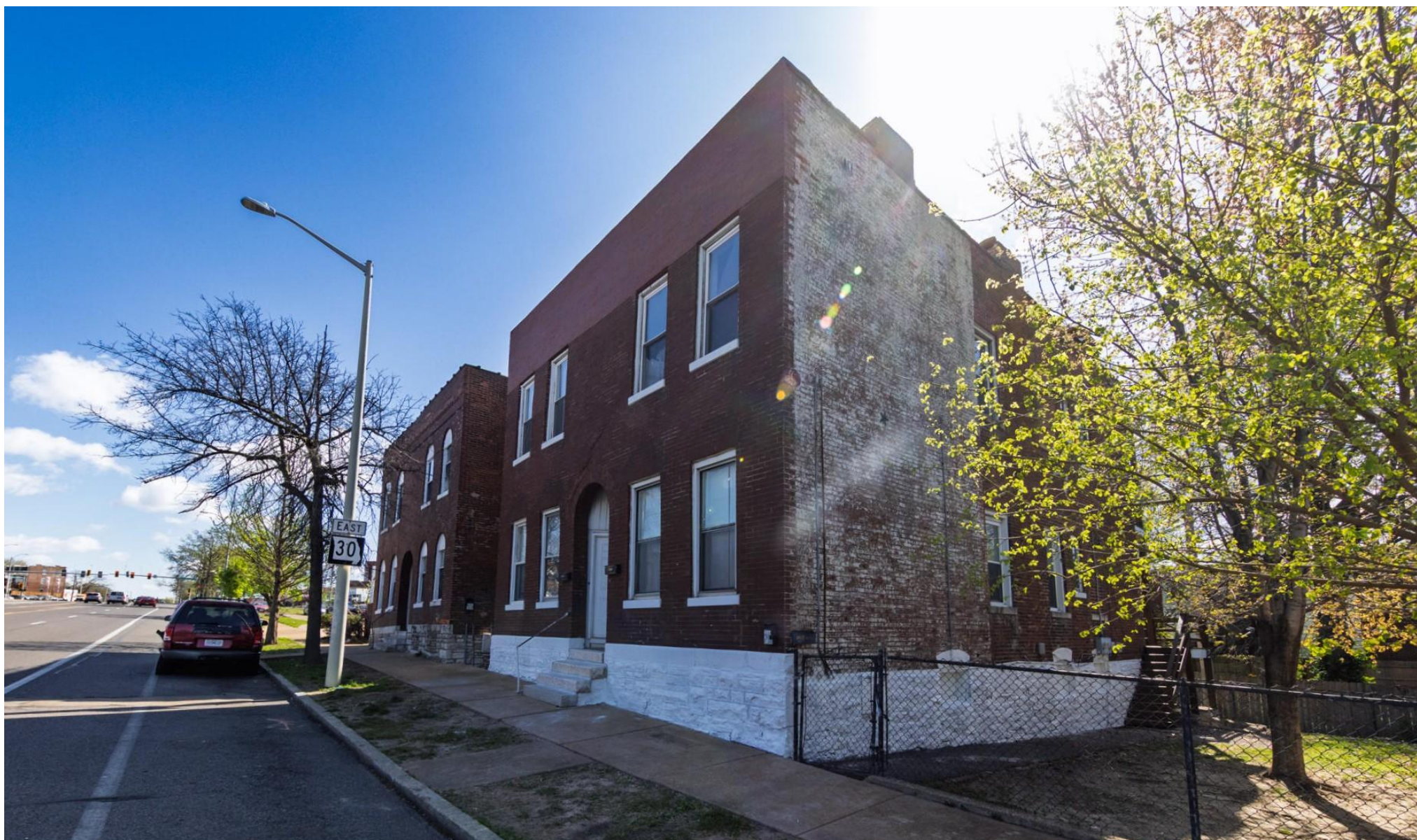
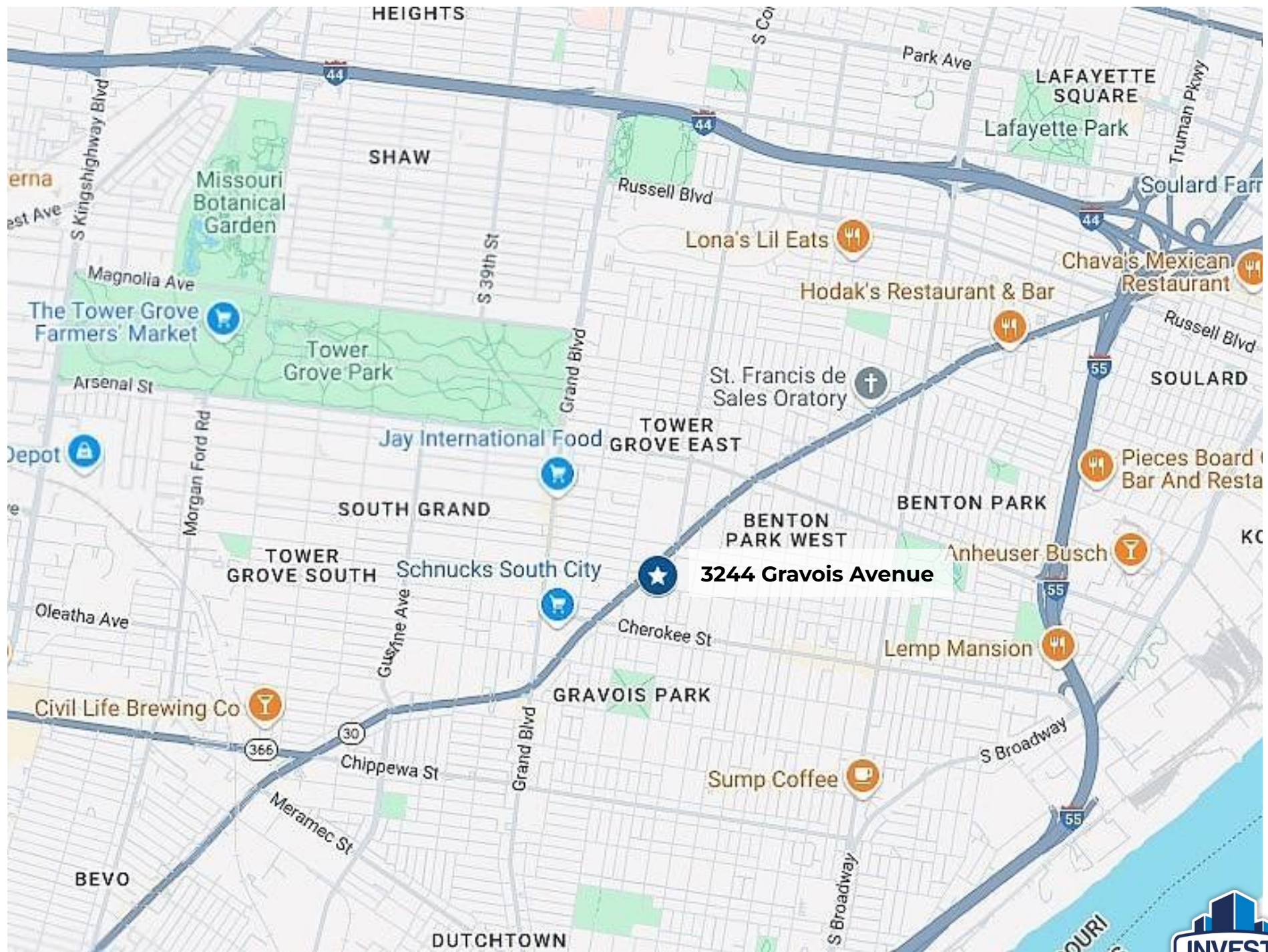




3244 Gravois Avenue, St. Louis, MO 63118

Updated Four-Family in Benton Park West





Property Overview:

Updated Four-Family in Benton Park West:

This solid brick four-family offers updated 1-bedroom, 1-bathroom units in the heart of Benton Park West—just blocks from South Grand and Cherokee Street. With easy access to restaurants, grocery stores, parks, and Roosevelt High School, the location offers a walkable lifestyle with strong rental appeal.

Turnkey Investment Opportunity:

Three out of four units are currently available for rent, offering flexibility for an owner-occupant or immediate lease-up. Each unit features approximately 842 square feet of living space, with a total building size of 3,368 square feet. The property includes a clean basement with washer/dryer hookups and a manageable 3,000-square-foot lot.

Recent Improvements:

This building has seen consistent upkeep over the years, with new tuckpointing completed in 2025, two units updated in 2019, one in 2020, and the roof sealed in 2020.

Classic Character with Long-Term Upside:

Built in 1900, the structure offers timeless curb appeal with updated interiors and minimal capital expense required. Whether you're seeking a strong-performing rental or a live-in investment, this property checks all the boxes.



Rent Roll:

| Unit | Unit Layout | Approximate Unit Size | Current Lease Rent Amount | Pro Forma Rent Amount |
|-------------------|----------------|-----------------------|---------------------------|-----------------------|
| 3244 Gravois - 1F | 1 Bed / 1 Bath | 846 SF | Vacant | \$800 |
| 3244 Gravois - 2F | 1 Bed / 1 Bath | 846 SF | Vacant | \$800 |
| 3246 Gravois - 1F | 1 Bed / 1 Bath | 846 SF | Vacant | \$800 |
| 3246 Gravois - 2F | 1 Bed / 1 Bath | 846 SF | \$600 | \$800 |
| Totals | N/A | N/A | \$600 | \$3,200 |
| Annualized | N/A | N/A | \$7,200 | \$38,400 |



1 Bedroom / 1 Bathroom Apartment Rentals Nearby:



3244 Gravois Avenue St. Louis, MO

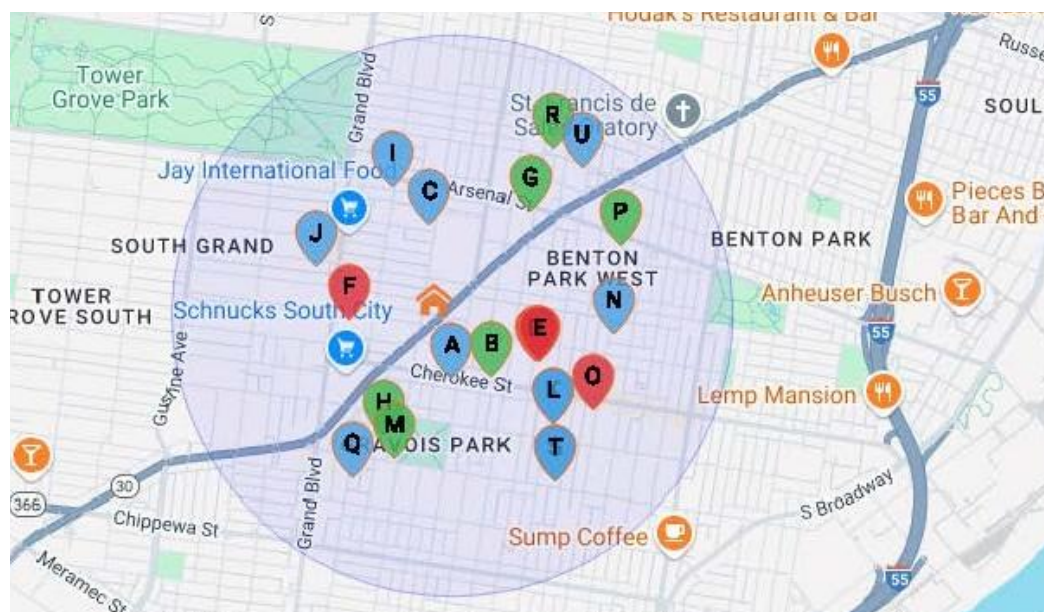
Results based on 21, single bedroom, single bath rentals seen within 12 months in a 0.75 mile radius.

A min/max Price or SQFT has been set.

| AVERAGE | MEDIAN | 25TH PERCENTILE | 75TH PERCENTILE |
|-----------------|--------|-----------------|-----------------|
| \$863 $\pm 5\%$ | \$795 | \$722 | \$1,004 |

Summary Statistics

| | |
|---------------------------|---------------|
| Sample Size | 21 |
| Sample Min | \$650 |
| Sample Max | \$1,295 |
| Sample Median | \$795 |
| Sample Mean | \$863 |
| Sample Standard Deviation | \$210 |
| 25th – 75th Percentile | \$722 – 1,004 |
| 10th – 90th Percentile | \$596 – 1,131 |
| 5th – 95th Percentile | \$520 – 1,207 |

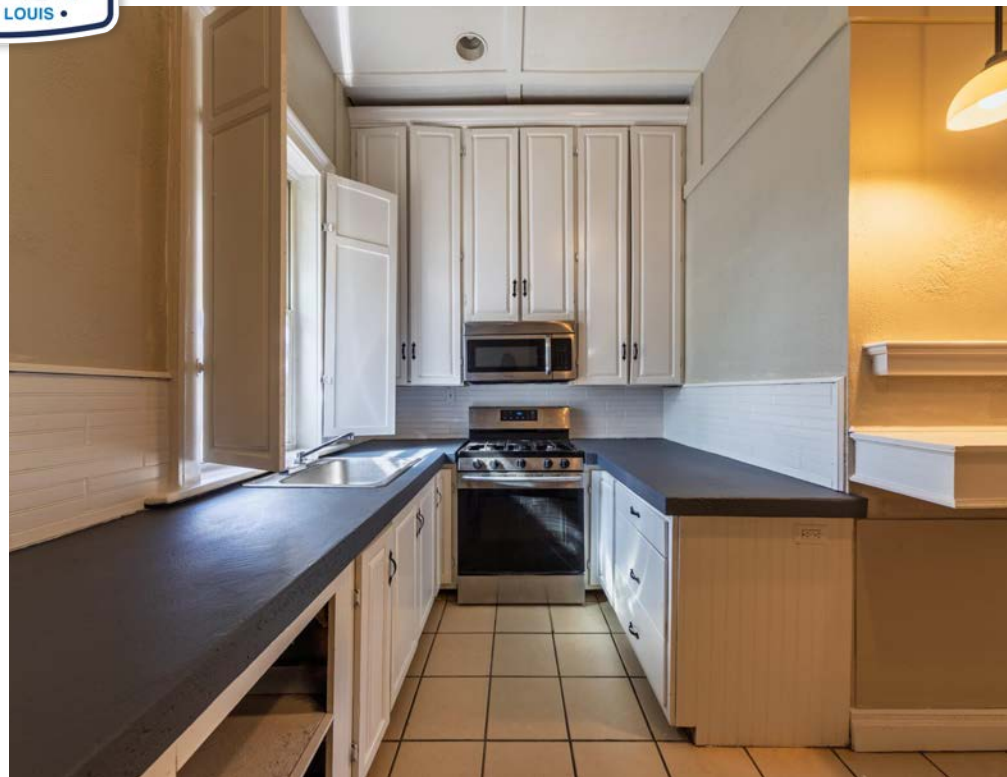


1 Bedroom / 1 Bathroom Apartment Rentals Nearby:

| Address | Unit Size | Rent |
|-------------------------------|-----------|---------|
| 3530 Utah Street, 63118 | 775 SF | \$1,295 |
| 3206 Cherokee Street, 63118 | 800 SF | \$945 |
| 2900 Pestalozzi Street, 63118 | 750 SF | \$875 |
| 3405 Juniata Street, 63118 | 800 SF | \$850 |
| 3109 Arkansas Avenue, 63118 | 700 SF | \$799 |
| 3440 Nebraska Avenue, 63118 | 600 SF | \$795 |
| 3440 Nebraska Avenue, 63118 | 600 SF | \$795 |















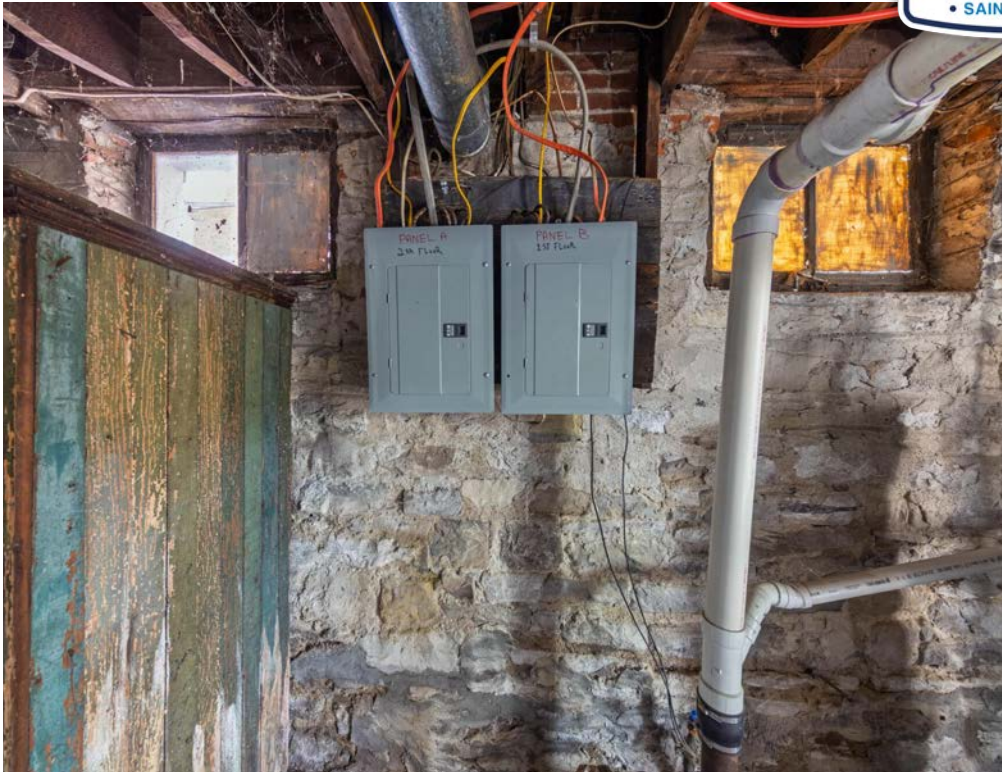
















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3244 Gravois Avenue

Updated Four-Family in Benton Park West

Priced at

\$237,000

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