

3420 Lawn Avenue

Value-Add Rehab Opportunity in
the North Hampton Neighborhood

Asking Price

\$250,000



Units:

6 Units

Address:

3420 Lawn Ave. St. Louis, MO 63139

Unit Mix:

2 - 2 Beds, 1 Bath

4 - 1 Bed, 1 Bath

Summary:

Incredible value-add opportunity in North Hampton! This 6-unit building, priced at \$42,000/door, awaits transformation. With two units impacted by fire and four with smoke exposure, it's the ideal project for investors ready to tackle a unique rehab in a sought-after, high-demand location. All units vacant—unlock its potential!



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Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



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OVERVIEW

PROPERTY SUMMARY

Asking Price: \$250,000

Lot Size: 8,400 SF

This value-add opportunity offers the potential for substantial returns. Here are the highlights:

Scarcity: This is a rare find—no similar opportunity of a 5+ rehab opportunity in North Hampton has appeared on the MLS in over 10 years.

Rehab Opportunity: Two units have direct fire damage, while four units have smoke exposure.

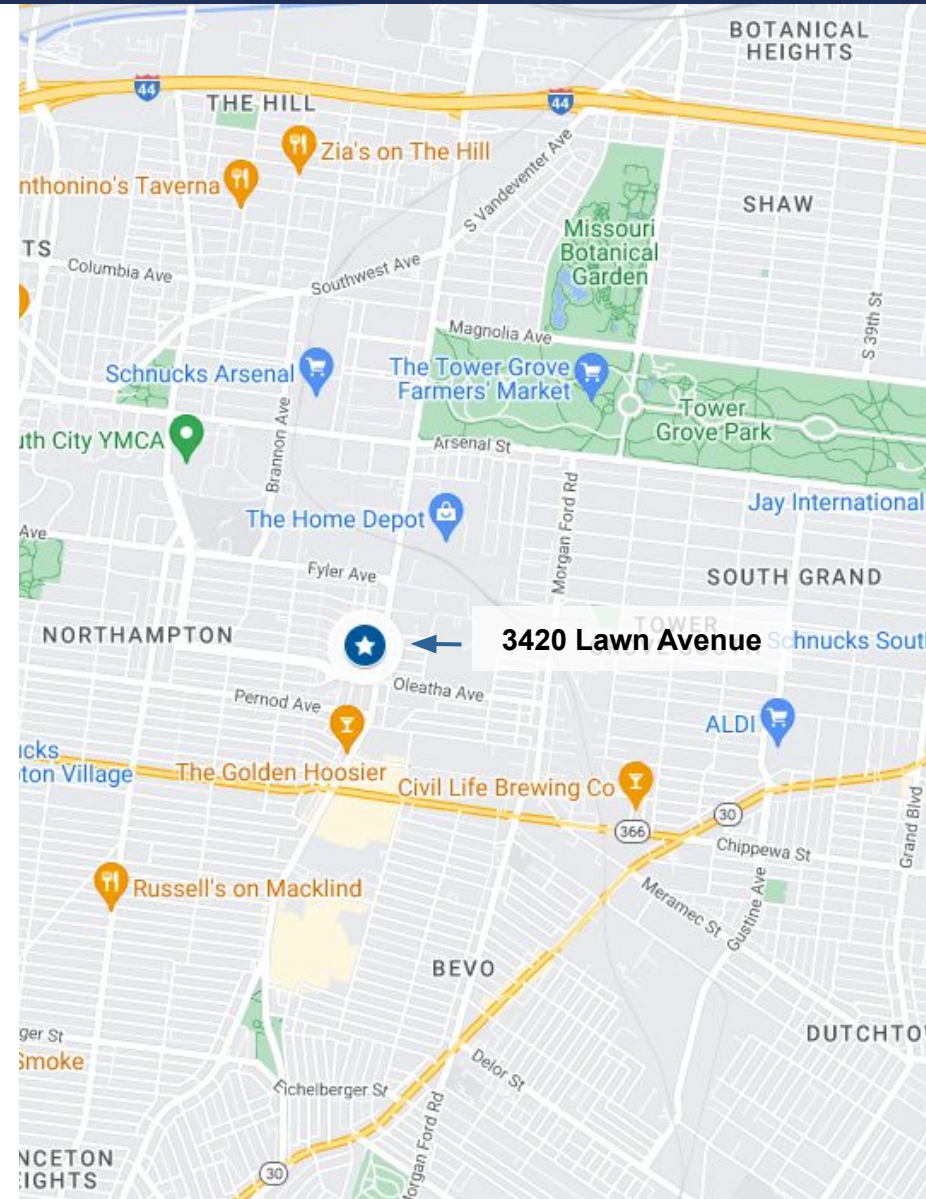
Six Units: Includes two spacious 2-bedroom units and four 1-bedroom units, all vacant and ready for rehab.

Strong Rental Demand: Nearby rental comps show strong potential returns, with 1-bedrooms at \$1,095 and 2-bedrooms at \$1,295 after updates.

Upward ROI Potential: Sales of 5+ unit buildings in the surrounding areas range from \$102,500 to \$195,833 per unit, depending on size and condition, offering flexibility in rehab decisions.

Prime Location: Positioned in the sought-after North Hampton neighborhood, this project combines substantial upside with limited supply.

Sold As-Is: Property is sold in its current condition, with no repairs or concessions.



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Disclaimer:

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Contact:



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