



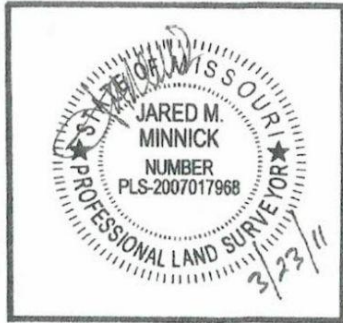
1368-70 McCausland Ave, St. Louis, MO 63117

Rare Live/Work Investment Opportunity in Dogtown Near Forest Park, & Clayton

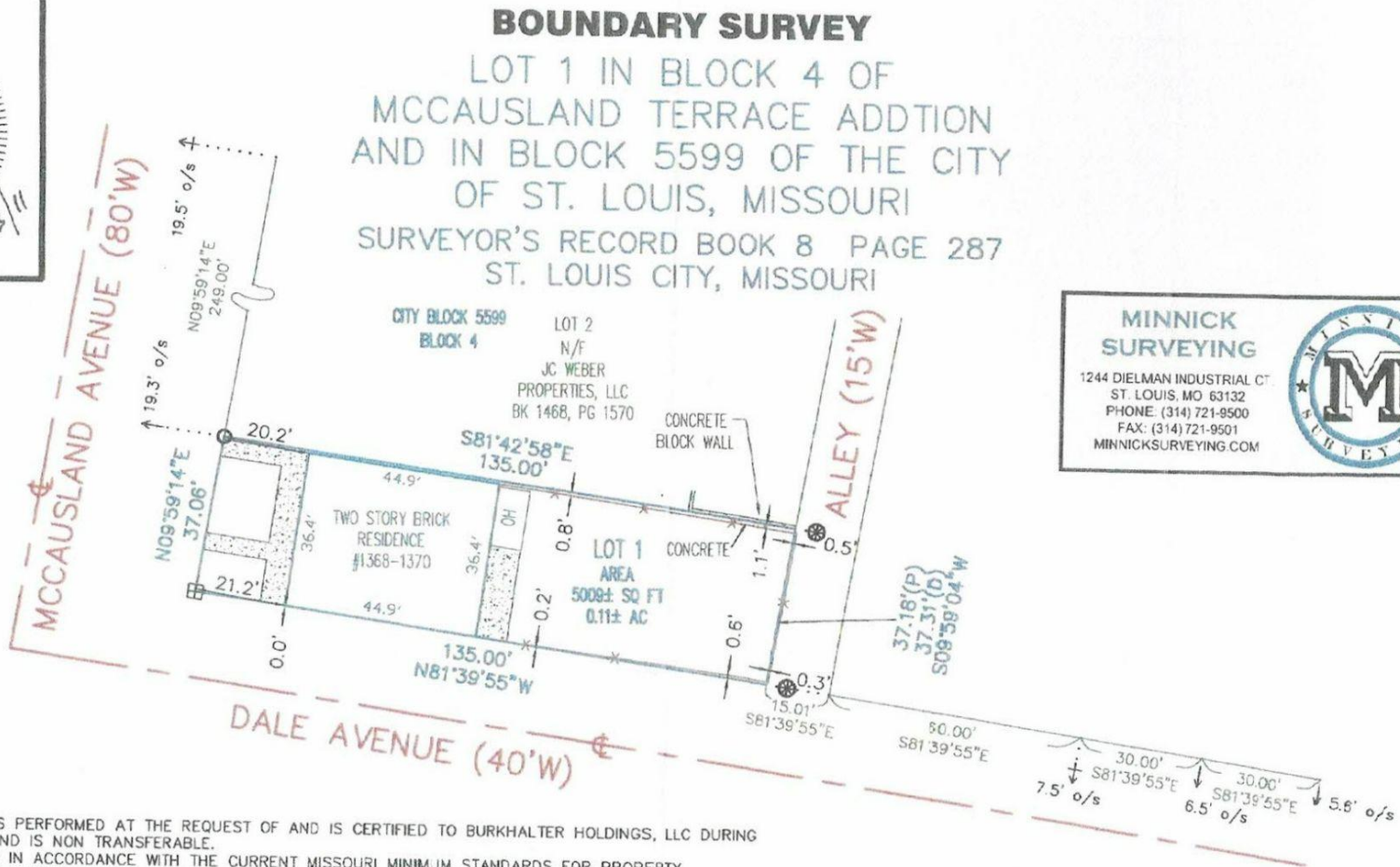




Survey:

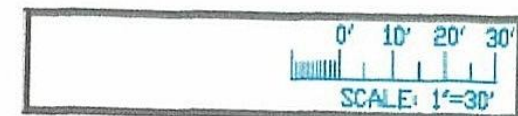
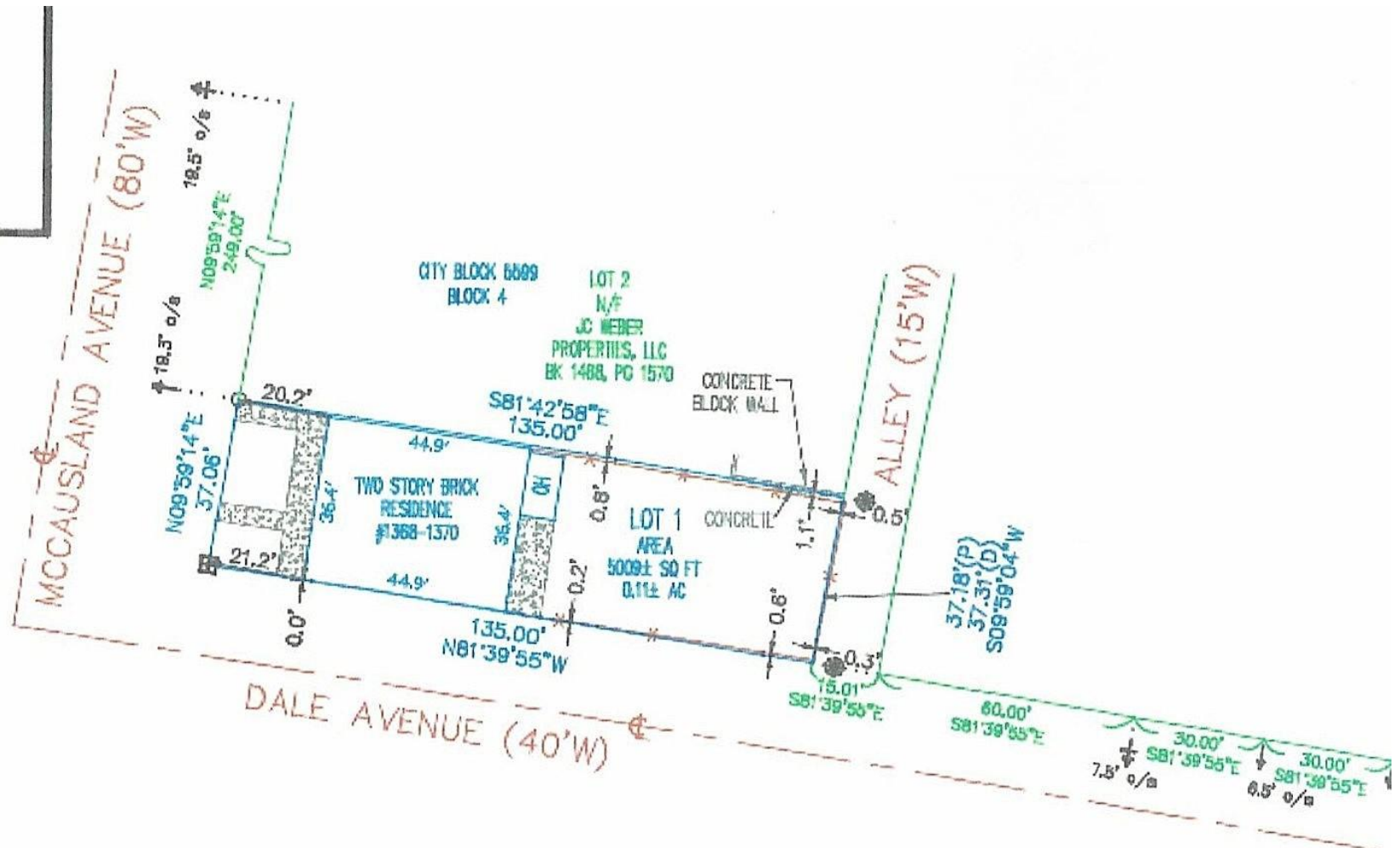


LEGEND	
	SET SPINDLE
	FOUND STONE
	FOUND IRON PIPE (LS129)
	FOUND ANCHOR
	FOUND ARROW
	FENCE
(P)= PLAT & MEASURED	
(D)= BOOK 01212011 PAGE 0040	



Survey:

LEGEND	
	SET SPINDLE 5.0' o/s
	FOUND STONE
	FOUND IRON PIPE (LS129)
	FOUND ANCHOR
	FOUND ARROW
	FENCE
{P} = PLAT & MEASURED	
{D} = BOOK 01212011 PAGE 0040	



Property Overview:

Outstanding Location:

This highly visible mixed-use building in Dogtown offers a rare opportunity just a short walk from Forest Park. Conveniently located near DeMun, Washington University, The Loop, and Downtown Clayton, with easy access to Highway 40 / Interstate 64, this property sits in one of St. Louis' most sought-after areas.

Property Overview:

Built in 1915 and meticulously maintained, this 3,240-square-foot brick building spans two floors, each measuring 1,620 square feet. The first floor is a commercial space currently leased as an office, with the tenant vacating in April 2025. The second floor is a spacious three-bedroom, two-bath residence with a variance allowing for commercial use, also occupied by the current tenant. The basement provides additional workspace, currently utilized by the same tenant.

Versatile Use Potential:

This property presents multiple opportunities:

- Ideal for an owner-occupant seeking a live/work space.
- Suitable for full commercial use.
- The first-floor commercial space can continue as office space or be converted for retail use.

A Virtual Tour of the Building is Available Here:

<https://my.matterport.com/show/?m=rMptFBVh1mD&mls=1>



Property Overview:

Parking & Additional Features:

A fenced parking lot at the rear of the building provides eight parking spaces. The building also features an attached enclosed porch on the second floor, adding functional space to the property.

Investment Potential:

- The average rental income for three-bedroom, 1.5+ bath apartments within a two-mile radius is \$2,737 per month. The estimated pro forma rent for the second-floor apartment is \$2,200 per month.
- The estimated pro forma rent for the commercial space is \$2,265 per month, calculated at \$16.78 per square foot.

Recent Updates & Improvements:

- **2015:** Laminate flooring installed on the first floor, tiling installed on the second floor.
- **2016:** The water heater and the east side gutter/downspout were both replaced.
- **2017:** New TPO roof (complete tear-off), new second-floor A/C unit, tuckpointing of parapets and roof-related brickwork, tuckpointing of the north and east walls, and exterior building painting.
- **2018:** Partial basement waterproofing with channels cut.
- **2023:** Interior painting of the first and second floors, new carpet installed on the second floor, and additional basement waterproofing and sealing.



Mixed-Use & Commercial Sale Comparables:

Address	Square Footage	Sale Price	Price Per Unit	Price Per Square Foot	Sold Date
2201 Edwards Street, 63110	9,270	\$1,350,000	\$450,000	\$146	February 2025
2311 S Big Bend Boulevard, 63143	1,298	\$225,000	\$225,000	\$173	February 2025
Average Totals	5,284	\$787,500	\$337,500	\$159	N/A



3 Bedroom / 1.5+ Bathroom Apartment Rentals Nearby:



1368 Mc Causland Avenue St. Louis, MO

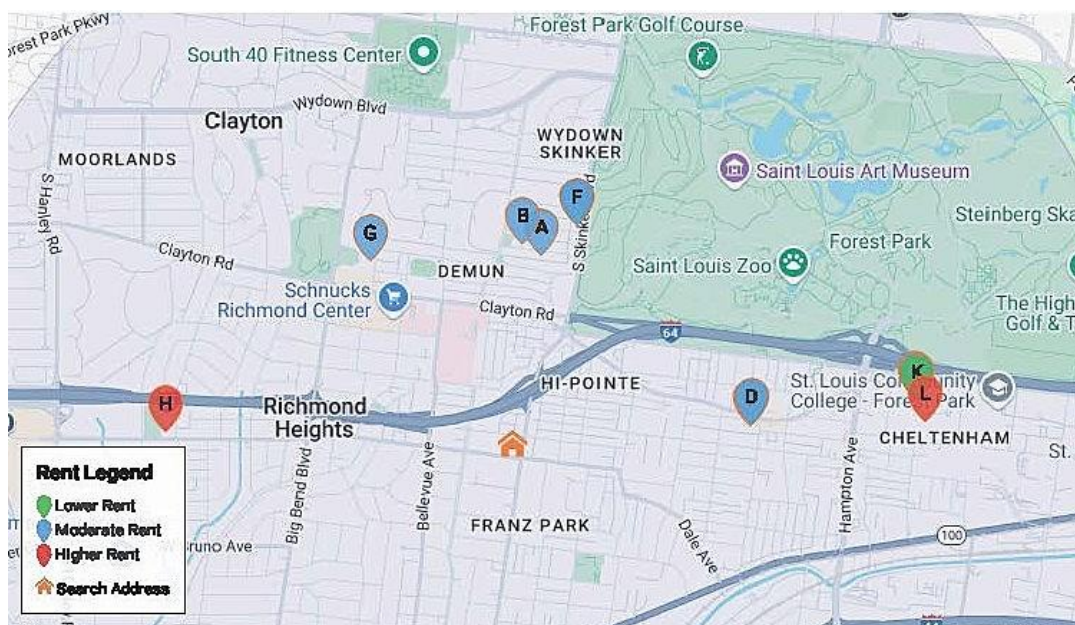
Results based on 13, 3-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 2.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,737 $\pm 10\%$	\$2,400	\$2,066	\$3,408

Summary Statistics

Sample Size	13
Sample Min	\$1,950
Sample Max	\$4,989
Sample Median	\$2,400
Sample Mean	\$2,737
Sample Standard Deviation	\$994
25th – 75th Percentile	\$2,066 – 3,408
10th – 90th Percentile	\$1,464 – 4,011
5th – 95th Percentile	\$1,102 – 4,372



3 Bedroom / 1.5+ Bathroom Apartment Rentals Nearby:

Address	Bed / Bath Breakdown	Unit Size	Rent
6300 Southwood Avenue, 63105	3 Beds / 1.5 Baths	1,700	\$2,785
1031 Highlands Plaza Drive, 63110	3 Beds / 2 Baths	1,540	\$2,700
913 Concordia Lane, 63105	3 Beds / 2 Baths	1,950	\$2,495
665 S Skinker Boulevard, 63105	3 Beds / 2 Baths	1,596	\$2,475
6414 Wise Avenue, 63139	3 Beds / 2 Baths	1,850	\$2,400
665 S Skinker Boulevard, 63105	3 Beds / 2 Baths	1,525	\$2,395

Commercial Leases Nearby:

Address	Property Type	Unit Size Square Foot	Lease Rate
4400 Manchester Avenue, 63110	Office	839	\$2.00/SF/Month
4188 Manchester Avenue, 63110	Office	845	\$2.00/SF/Month

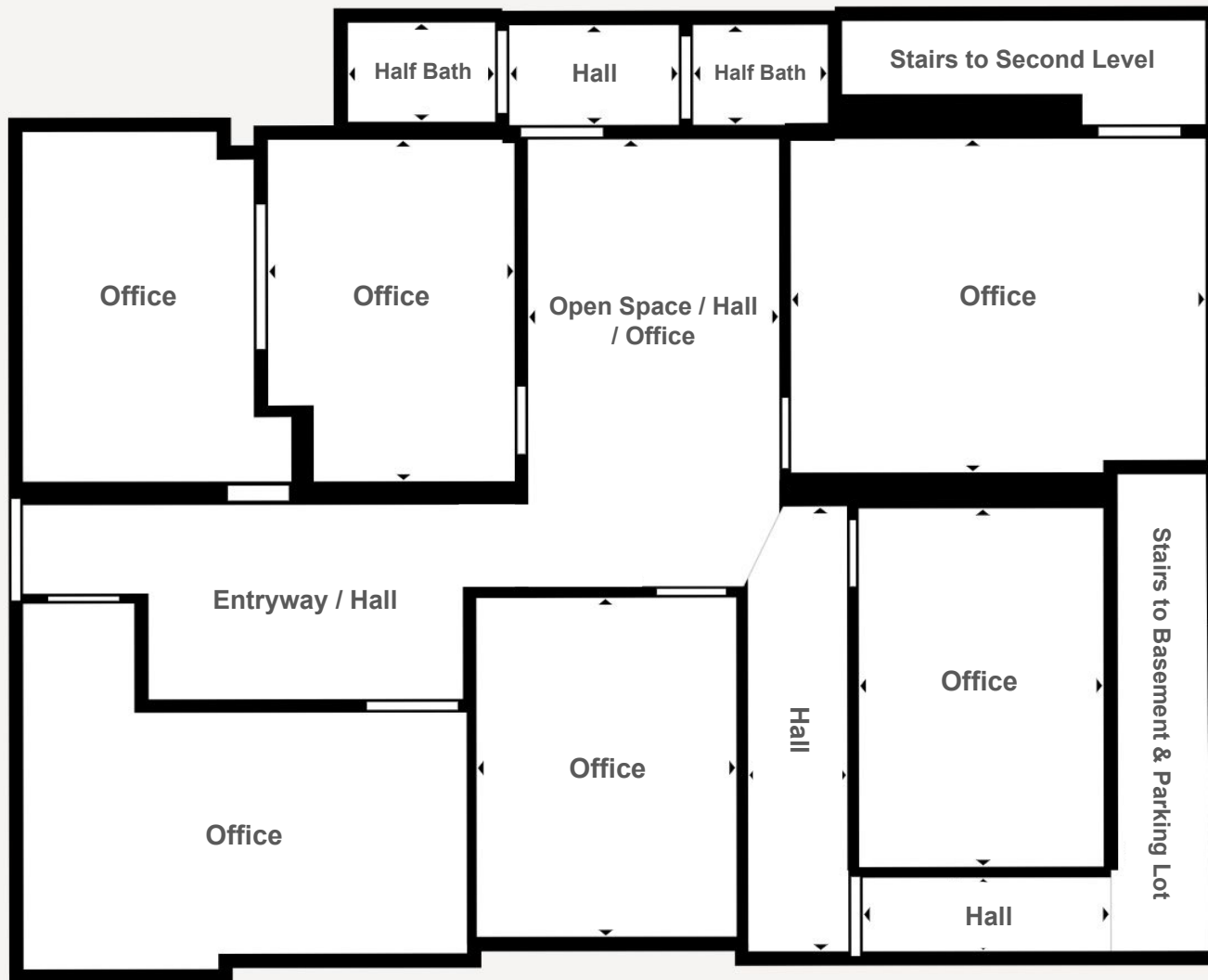


Rent Roll - 1368-70 McCausland Avenue:

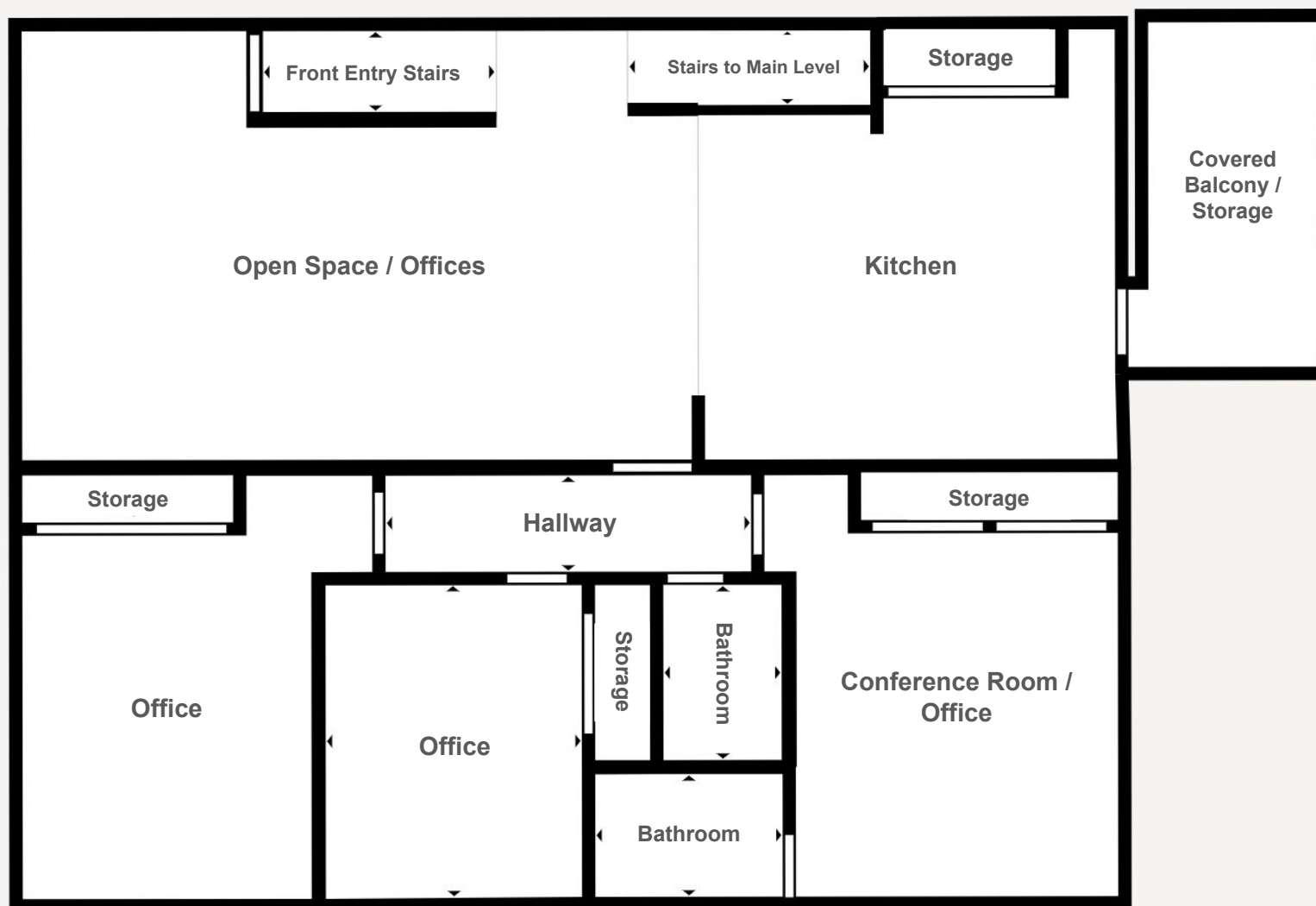
Unit	Unit Layout / Size	Current Lease Rent Amount	Pro Forma Rent Amount
<i>Main Floor</i>	6 Office Spaces / 2 Half Baths	Vacant	\$2,200
<i>Second Floor</i>	4 Office Spaces / 2 Full Baths or 3 Bedrooms / 2 Baths	Vacant	\$2,265
Totals	N/A	N/A	\$4,465
Annualized	N/A	N/A	\$53,580



Main Level Floor Plan – Commercial Space:



Second Level Floor Plan – Commercial Space:



Second Level Floor Plan – Converted to a Residential Unit:

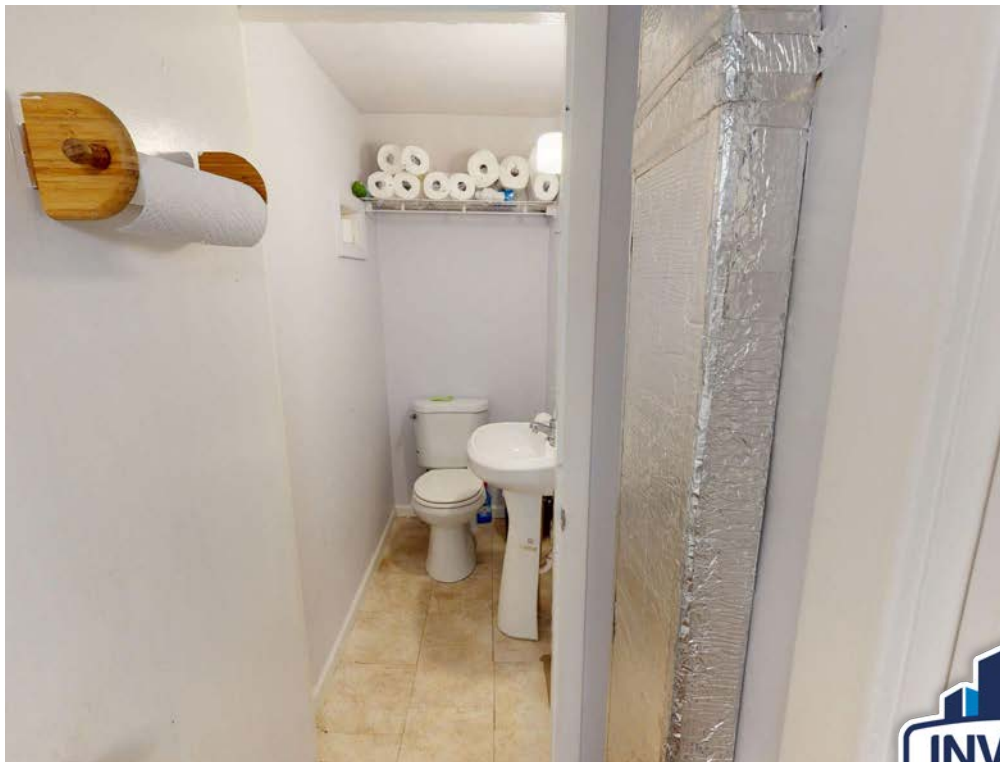


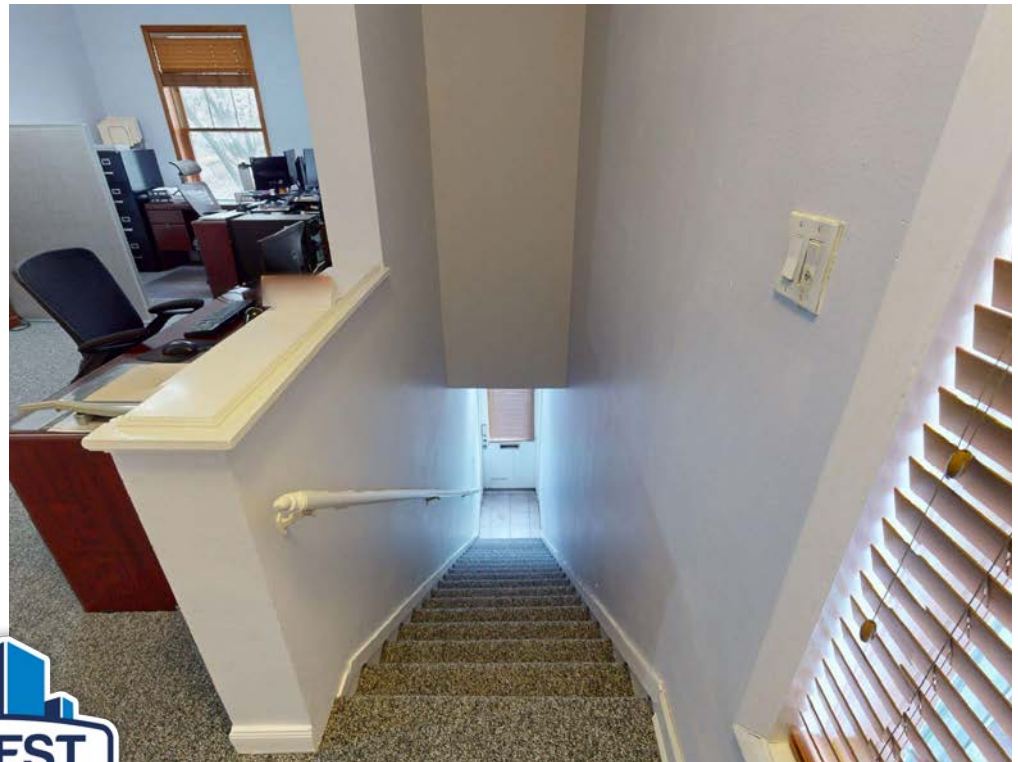
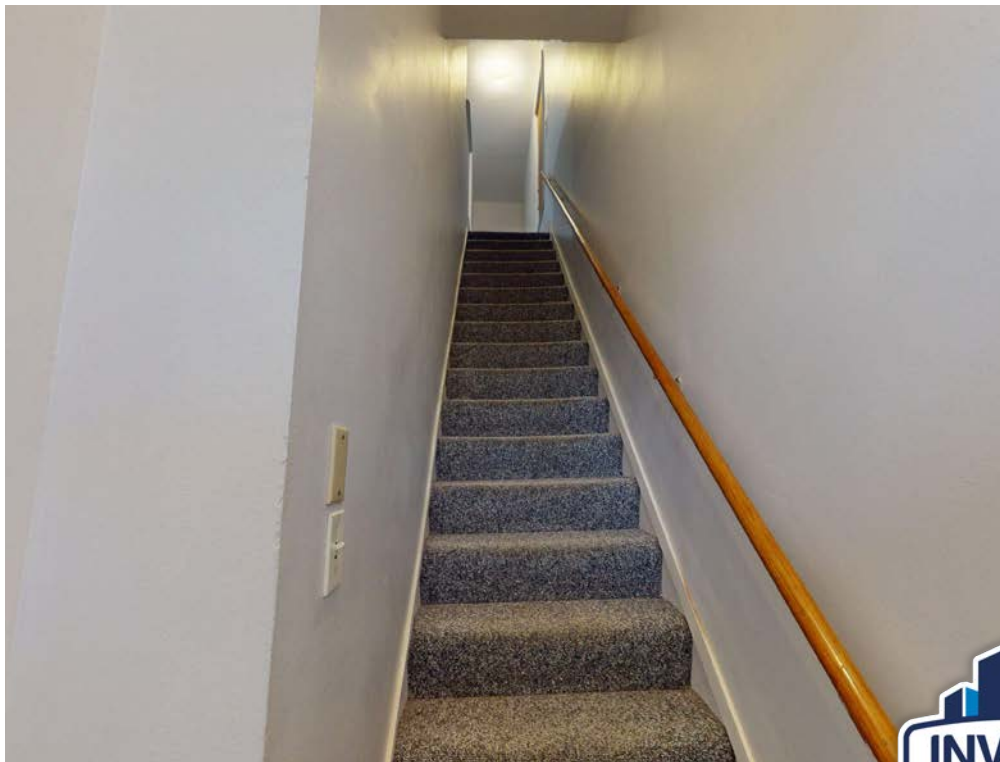








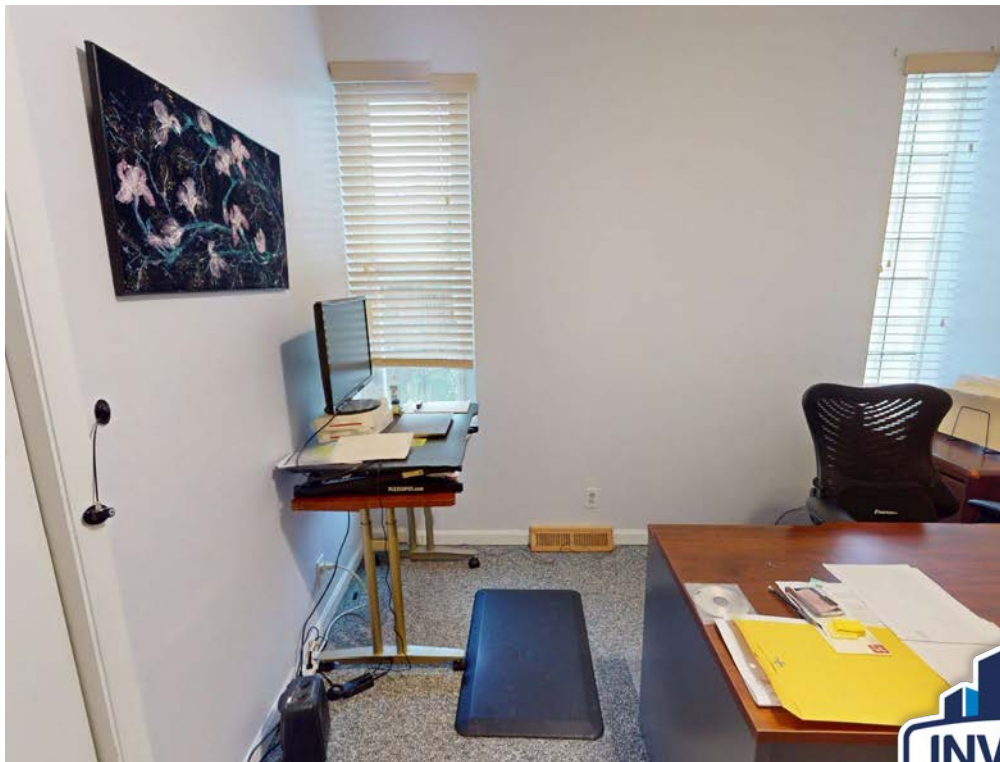


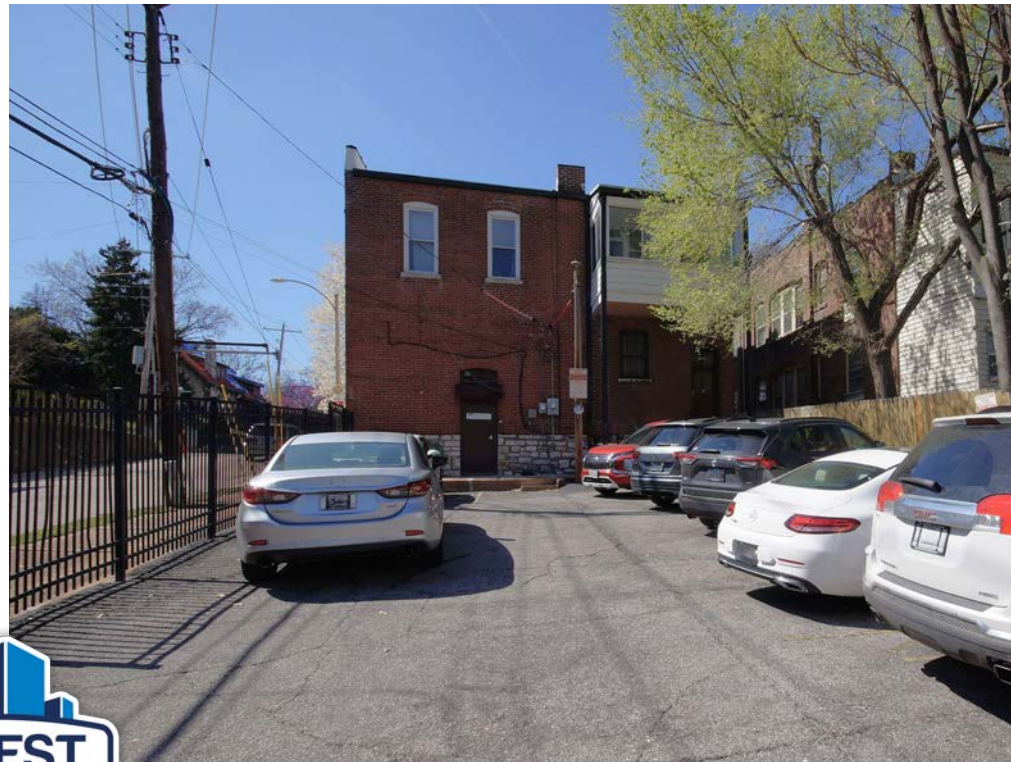
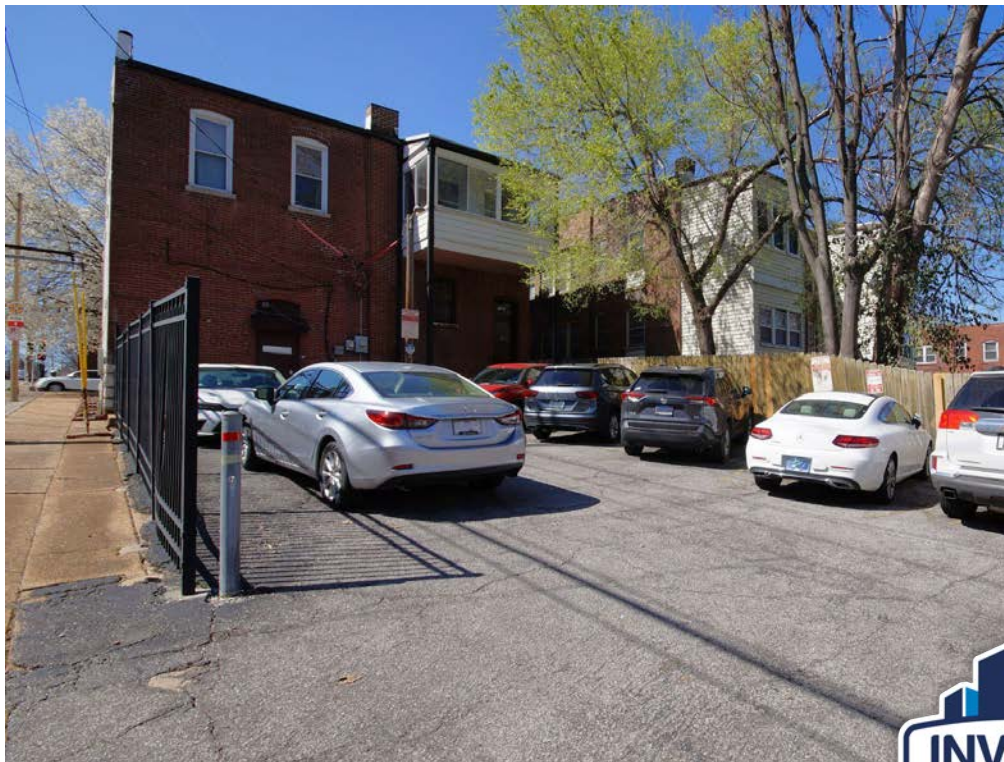














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1368-70 McCausland Avenue

Mixed-Use Property in Dogtown Near Clayton

Priced at

\$465,000

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