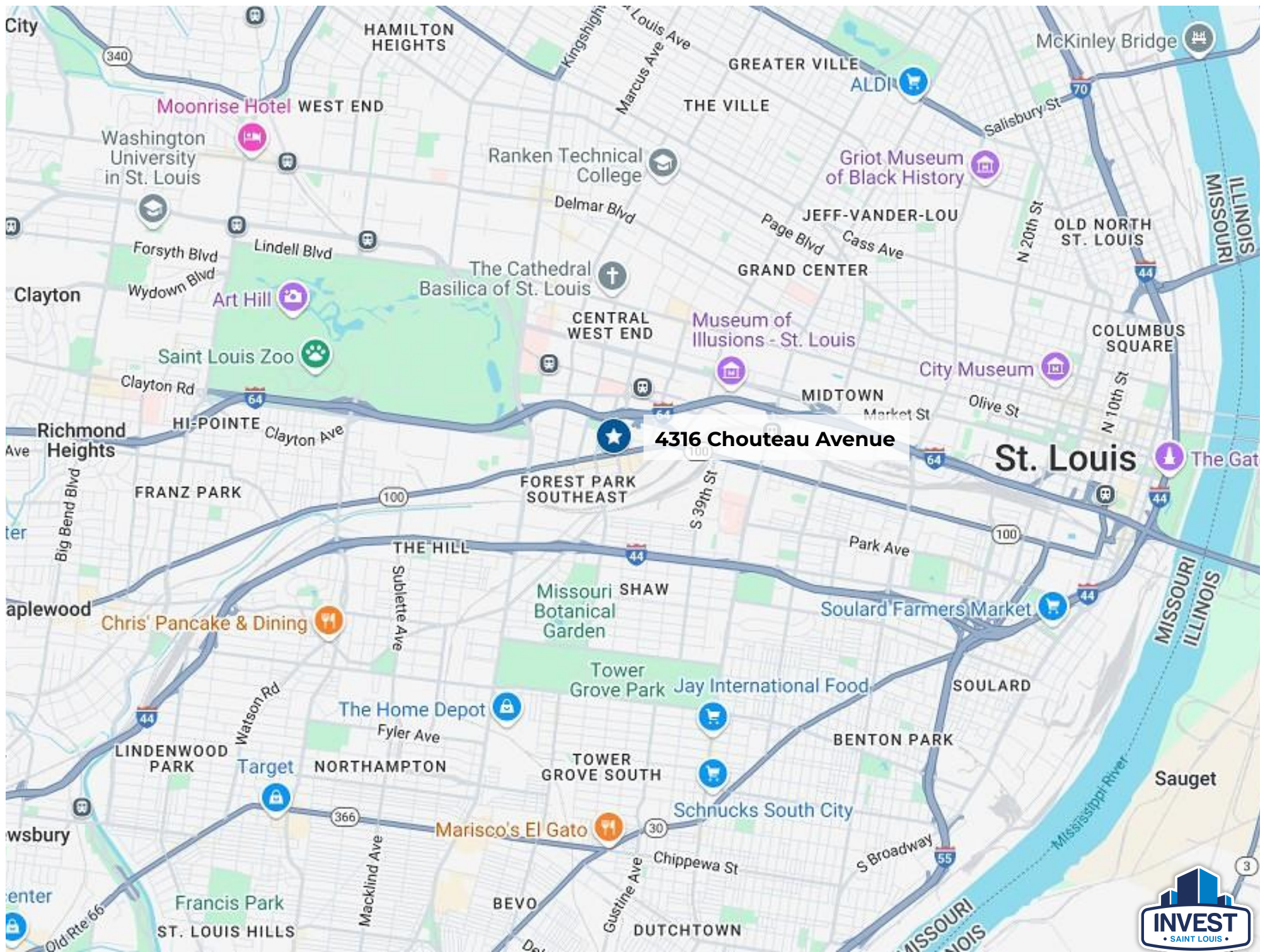




4316 Chouteau Ave, St. Louis, MO 63110

Fully Furnished & Fully Renovated Duplex in Heart of The Grove





Property Overview:

Updated and fully furnished side by side townhomes in the heart of The Grove—walkable to Forest Park, the Medical Center, breweries, restaurants, and nightlife. Enjoy easy access to highways, downtown, and the Central West End.

This 5,104 ft building is a turnkey opportunity—sold fully furnished, with modern updates, flexible rental options, and a location in one of the city's fastest-growing neighborhoods.

Ideal for investors or owner-occupants seeking a move-in-ready property with exceptional income potential. Currently operating as a successful short-term furnished rental, **the property generated \$76,694 in gross rental income in 2024.**

Each side of this beautifully rehabbed building offers spacious layouts with 3 bedrooms, 3 full bathrooms, multiple living areas, and off-street parking. Thoughtful renovations blend historic charm with bold, modern finishes, including granite countertops, stylish lighting, and custom millwork.

Outdoor spaces include private wood decks and balconies—perfect for relaxing or entertaining. Interiors feature professionally curated decor with a sleek, open feel, ready for Airbnb, mid/long-term furnished leases, or an owner looking to house hack in one of St. Louis's most dynamic neighborhoods.

There's strong income potential for furnished medium- or long-term rentals. **Potential market rent for a 2,500+ sq ft furnished rental is \$4,500 per unit, projected annual income totals up to \$108,000—boosted by close proximity to the Barnes Hospital Complex and Washington University Medical School.**

Whether you're an investor seeking strong cash flow or a buyer looking for a stylish, income-producing place to call home, Chouteau checks all the boxes.



Income, Expenses, & Pro Forma:

2023 Actual - AirBnb Rentals (Both Units)

Income	4318 Chouteau - Gross Income	\$37,594
	4316 Chouteau - Gross Income	\$40,600
Total Income		\$78,194
Expense	**Taxes, Insurance, Water, Sewer, & Trash	\$12,000
	Cleanings	\$17,850
Total Expenses		\$29,850
Net Income		\$48,344
<i>per month</i>		<i>\$4,029</i>

*Management fees are not included as an expense.

**These are estimated expenses.

Pro Forma - Medium or Long-Term Furnished Rentals

Income	Rents	\$108,000
	5% Vacancy	\$5,400
Total Income		\$102,600
Expense	**Taxes, Insurance, Water, Sewer, & Trash	\$12,000
	Total Expenses	\$12,000
Net Income		\$90,600
<i>per month</i>		<i>\$7,550</i>

*Management fees are not included as an expense.

**These are estimated expenses.



Multi-Family Sales Nearby:

Address	Square Footage	# of Units	Sale Price	Price Per Square Foot	Date Sold
4356 Laclede Avenue, 63108	5,040	3	\$775,000	\$154	February 2025
3914 Detonty Street, 63110	3,724	4	\$775,000	\$208	June 2024
1045 South Taylor Avenue, 63110	3,690	2	\$645,000	\$175	March 2025
4414 Swan Avenue, 63110	3,340	4	\$572,000	\$171	April 2025
Averages	3,949	3	\$691,750	\$177	N/A



3 Bedroom / 1.5+ Bathroom Apartment Rentals Nearby:



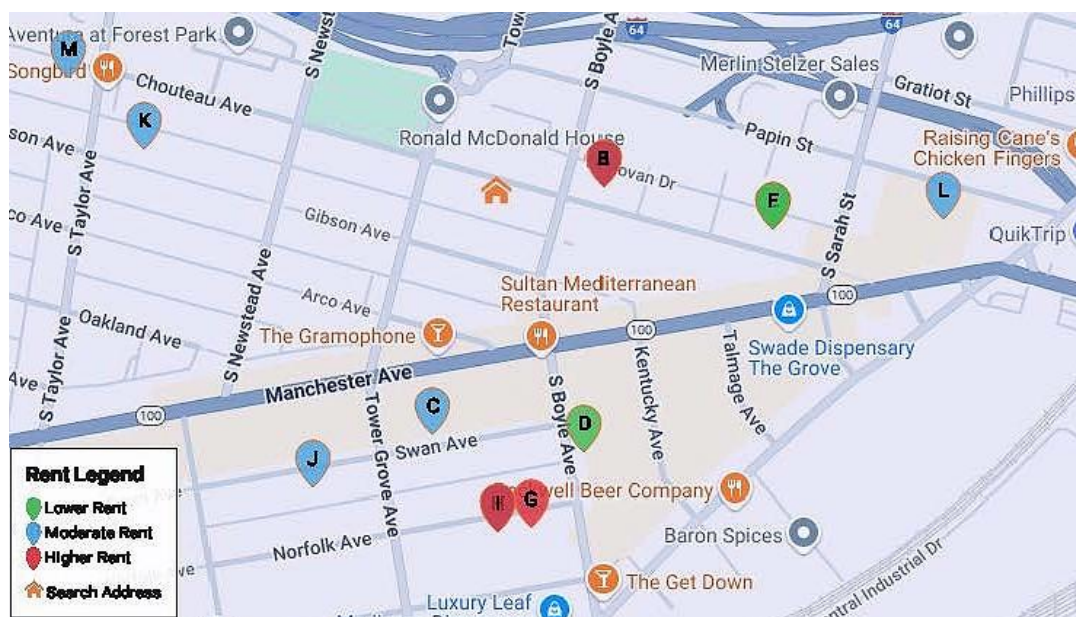
4316 Chouteau Avenue St. Louis, MO

Results based on 23, 3-bedroom, 1½ or more bath rentals seen within 12 months in a 1.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,649 $\pm 5\%$	\$2,450	\$2,190	\$3,107

Summary Statistics

Sample Size	23
Sample Min	\$1,780
Sample Max	\$4,500
Sample Median	\$2,450
Sample Mean	\$2,649
Sample Standard Deviation	\$680
25th – 75th Percentile	\$2,190 – 3,107
10th – 90th Percentile	\$1,778 – 3,519
5th – 95th Percentile	\$1,531 – 3,766



3 Bedroom / 1.5+ Bathroom Rentals Nearby:

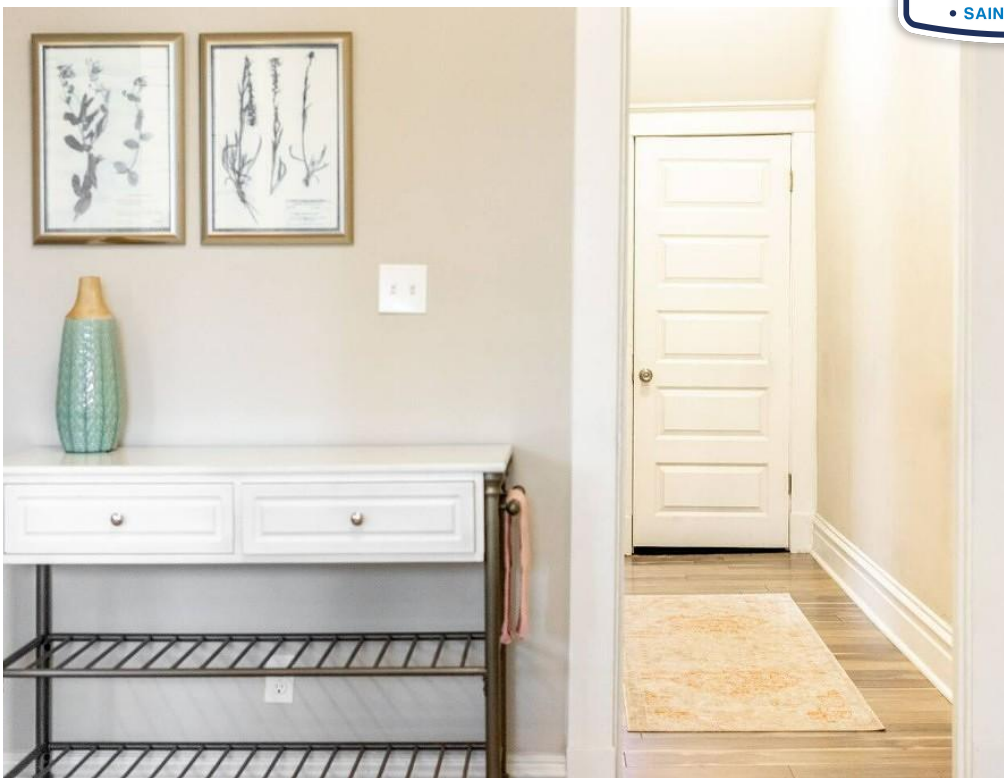
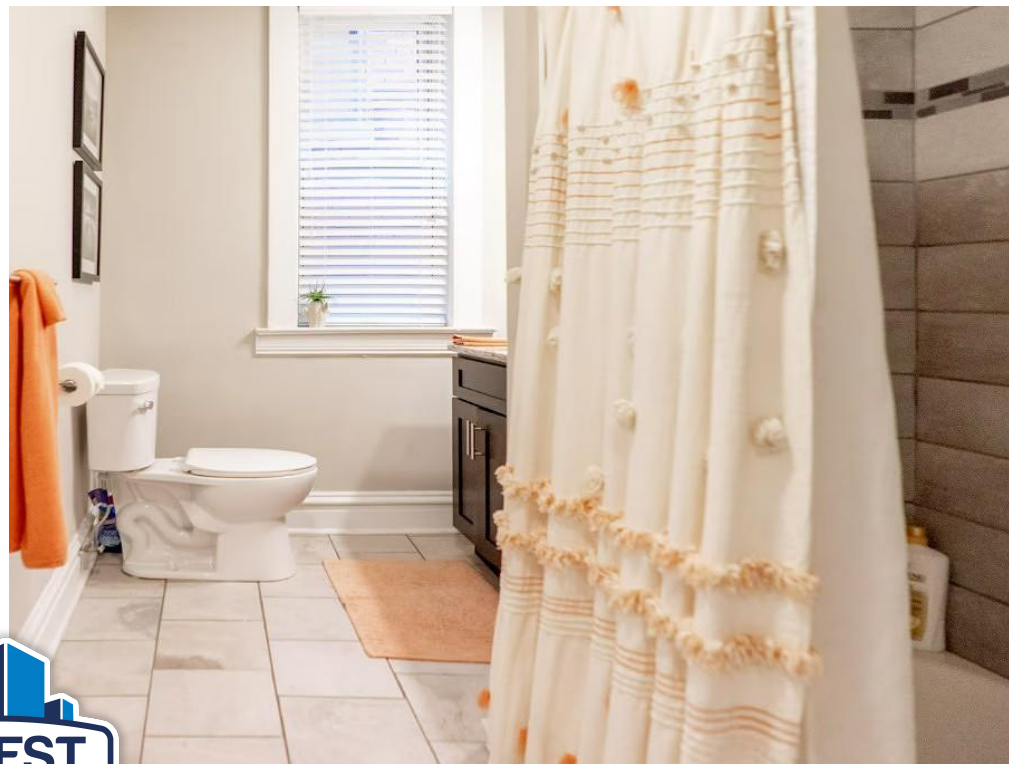
Address	Unit Size	Rent
3835 Foundry Way, 63110	1,547	\$4,500
4216 Norfolk Avenue, 63110	--	\$3,950
4247 Chouteau Avenue, 63110	2,112	\$3,587
4230 Norfolk Avenue, 63110	2,400	\$3,200
4230 Norfolk Avenue, 63110	2,400	\$3,000
4550 Wichita Avenue, 63110	1,408	\$2,995
4550 Wichita Avenue, 63110	1,408	\$2,400
4550 Wichita Avenue, 63110	2,408	\$2,400
4247 Chouteau Avenue, 63110	2,112	\$2,350

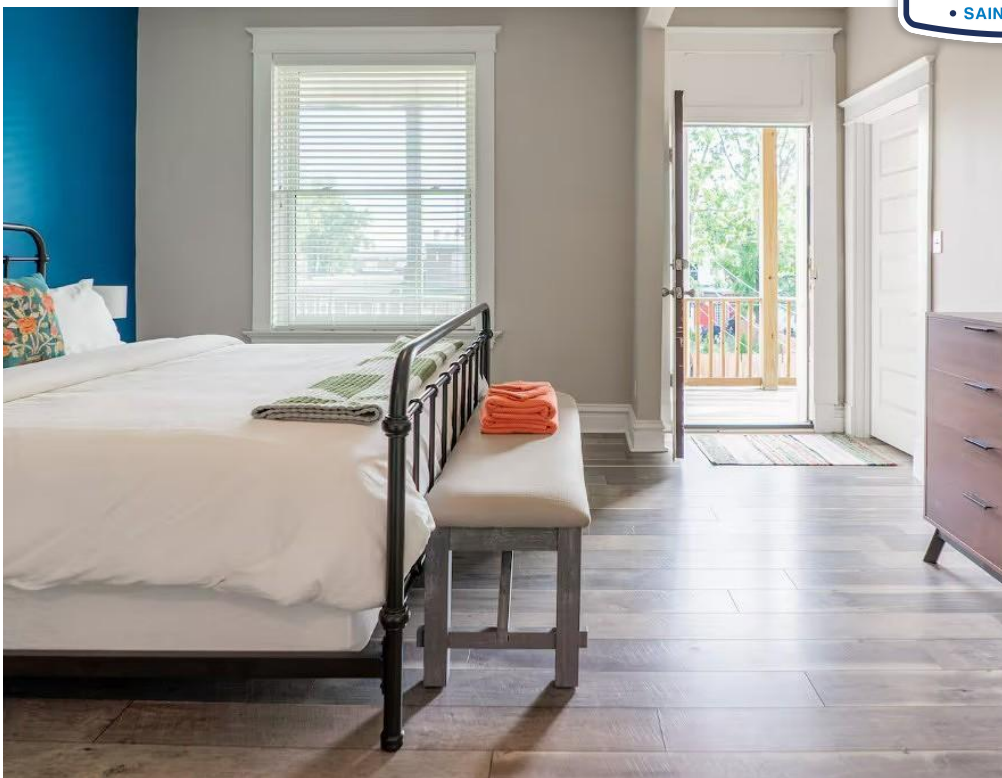
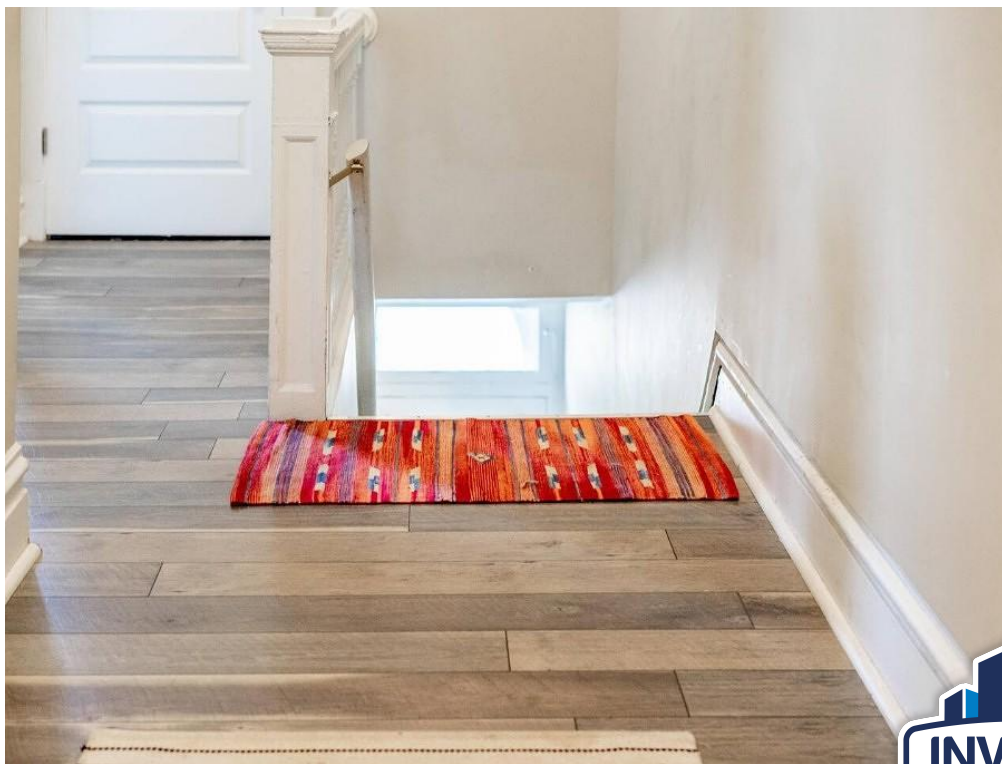


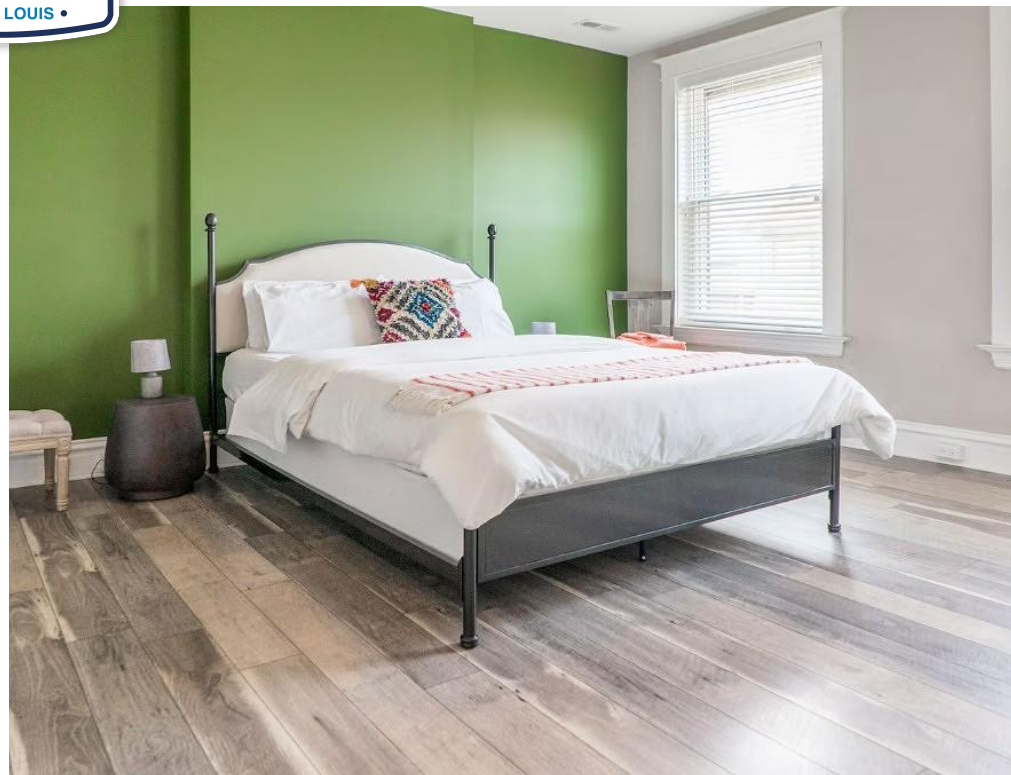
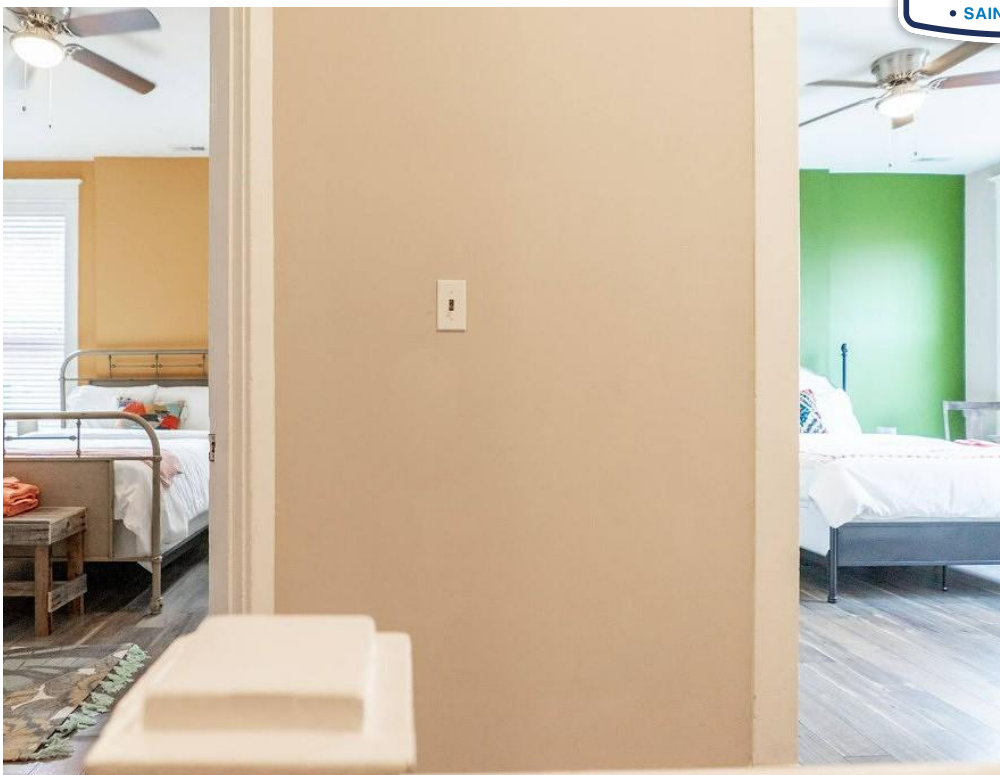
















2309 Thurman Avenue
St. Louis, Missouri 63110

Office Phone: (314) 325-6201

Website: www.InvestSTL.com

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

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4316 Chouteau Avenue

Fully Furnished and Fully Renovated Duplex in The Grove

Priced at

\$899,000

Contact:



Jordan Schoen

Broker

(314) 255-5117

Jordan@InvestSTL.com