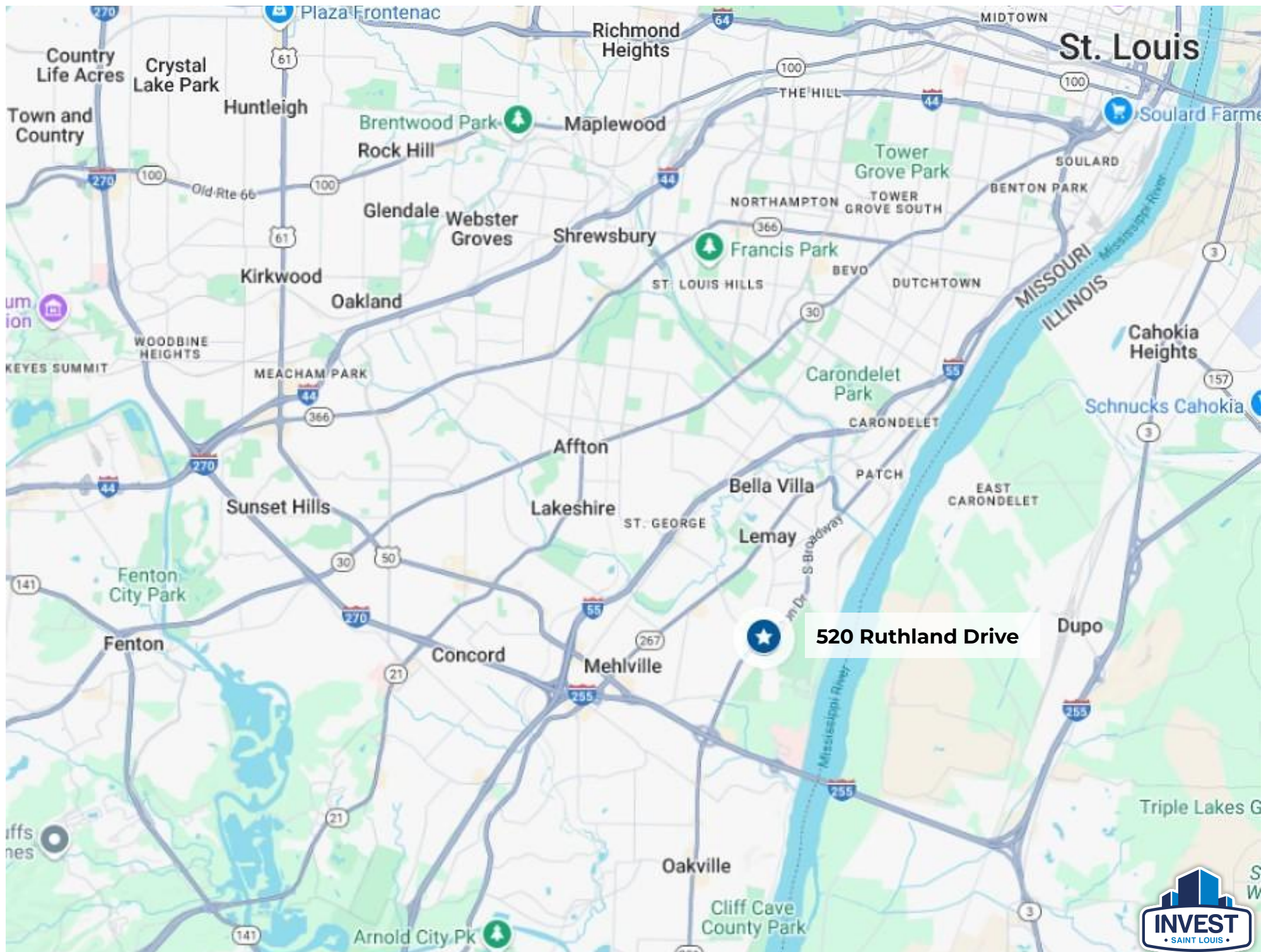




520 Ruthland Dr, Saint Louis, MO 63125

Charming Brick Bungalow with Investment Potential in Lemay/Carondelet





Investment Overview:

Discover Comfortable Living in Lemay/Carondelet

Nestled just south of St. Louis, this charming bungalow sits in the Lemay/Carondelet area, known for its friendly, suburban feel.

Built in 1937, the home sits on a spacious 0.13-acre lot and offers close proximity to schools, parks, grocery stores, and casual dining—making it ideal for families or first-time buyers.

Residents enjoy convenient access to I-55 and I-270, providing seamless commutes to downtown St. Louis and Lambert Airport. Local parks and shops foster a relaxed, neighborly atmosphere, while the interior features a mix of vinyl hardwood, tile, and carpeted flooring that blend comfort and character.

With a median home value around \$180K and average monthly rents near \$1,342 for similarly sized homes, the area offers an appealing balance of affordability and opportunity.

Strong rental demand supports value-add potential through interior updates and long-term appreciation.

Currently tenant occupied at \$1,275/month, with lease ending June 30th, 2026. Tenant and management can negotiate an early lease end date, however.



2 Bedroom / 1 Bathroom House Rentals Nearby:



520 Ruthland Drive St. Louis, MO

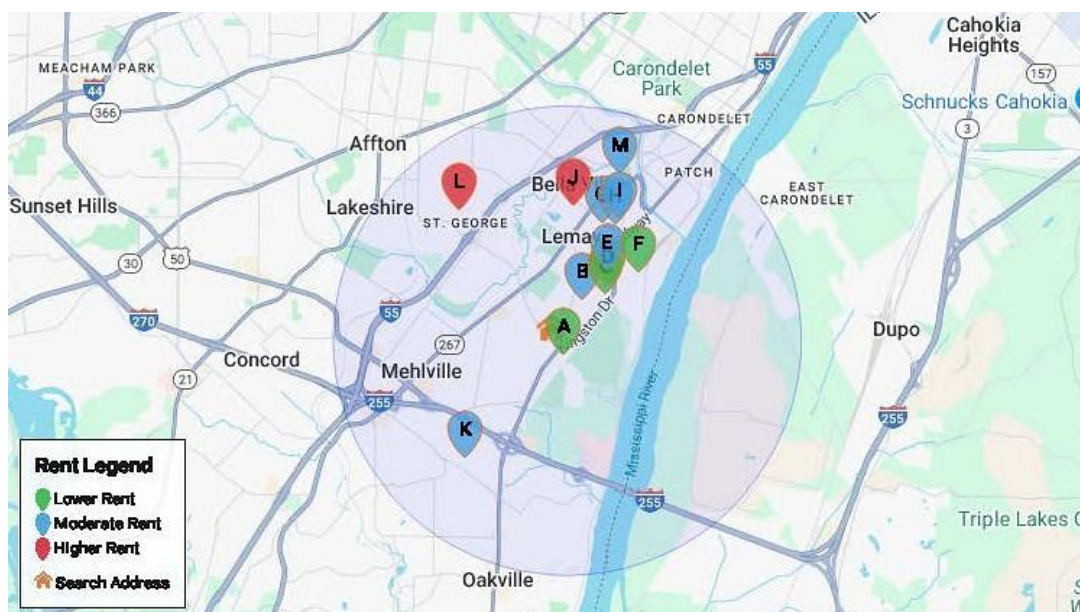
Results based on 13, 2-bedroom, single bath House rentals seen within 12 months in a 3.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,342 $\pm 6\%$	\$1,300	\$1,163	\$1,522

Summary Statistics

Sample Size	13
Sample Min	\$1,000
Sample Max	\$1,900
Sample Median	\$1,300
Sample Mean	\$1,342
Sample Standard Deviation	\$267
25th – 75th Percentile	\$1,163 – 1,522
10th – 90th Percentile	\$1,001 – 1,684
5th – 95th Percentile	\$904 – 1,781











2309 Thurman Avenue
St. Louis, Missouri 63110

Office Phone: (314) 325-6201

Website: www.InvestSTL.com

Invest St. Louis is a licensed real estate
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Priced at

\$195,000

Contact:



Patrick Kavanagh

Broker

(314) 884-8685

patrick@InvestSTL.com