

# TROPHY

## RESIDENTIAL

### PROPERTIES



ADDRESS: 1806-1808 ALLEN AVE. ST. LOUIS, MO 63104

PRICE: \$450,000

**UNITS:** 5  
**BED/BATHROOMS:** 1/1  
**YEAR BUILT:** 1905

**SCHOOLS DIST:** St. Louis City  
**TAXES/TAX YR:** \$2,183/2021  
**HOA FEES:** N/A

#### PROPERTY HIGHLIGHTS:

- Turn-Key Apartment Building
- 5 Units
- Totally Renovated Units
- Great Investment Opportunity
- 100% Occupied

#### PROPERTY DESCRIPTION:

Great opportunity to add this fully rented, turn-key apartment building in McKelvey Heights to your portfolio. 1806-1808 Allen consists of 4 above ground units (each 1bed/1 bath) and 1 basement unit (1bed/1bath). Each unit has been renovated with new granite counters, SS appliances, new water heaters, new HVACs, refinished floors, paint, windows...totally renovated units! The bedrooms are large with a walk-out balcony for each above grade unit. There is additional storage space in the basement as well as coin-laundry. The building is a short walk to Soulard and provides very easy access to I-55. This property is fully rented; you can manage yourself or keep with the current managing firm and just cash the checks!



#### PRESENTED BY:

**PAUL DILLER**

Licensed Salesperson

**M:** (636) 262-6352

**P:** (855) 573-5263 x 742

**E:** pdiller@trophyapa.com

Trophy Residential Properties

A Division of Trophy Properties and Auction

15480 Clayton Road, Ste. 101

Ballwin, MO 63011

(855) 573-5263

[www.trophyapa.com](http://www.trophyapa.com)



# TROPHY

RESIDENTIAL  
PROPERTIES



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals.