



St. Louis Missouri - 10716 Oak Avenue for Sale at iAuction

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, AUGUST 16TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

10716 Oak Avenue
St. Louis, MO 63114

ACRES: .4

COUNTY: St. Louis

AUCTION DETAILS:

Property Preview Sunday, July 30th 1PM to 3PM.

Bidding Ends Wednesday, August 16th at 10AM.

Welcome to 10716 Oak Ave, a unique property offering multiple opportunities for income generation or comfortable living. Situated on almost a half-acre lot, this property features two residences and an oversized detached garage.

The bungalow located in the back of the property is currently rented out at \$500 per month, with the market rate for similar properties exceeding \$600. This presents an opportunity to increase rental income in the future.

The main house, located in the front, is currently vacant and awaits your personal touch and updates. Once updated, this house has the potential to be rented for \$1,100 to \$1,200 per month, providing a significant source of rental income. Alternatively, you can choose to live in the main house and rent out the other units for additional income.

In addition to the two residences, the property offers an oversized detached garage, which can be rented out separately for approximately \$150 per month. This creates a third potential stream of income for the property.

Conveniently located just a few blocks from Lindbergh and Page Ave, this property pro-



PRESENTED BY:

ERIC MERCHANT

Real Estate Consultant

M: (314) 514-1218

P: (855) 573-5263 x730

E: emerchant@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



St. Louis Missouri - 10716 Oak Avenue for Sale at iAuction

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

vides easy access to major transportation routes such as I-270 and Hwy 364. Whether you're commuting to work or exploring the surrounding area, this location offers convenience and accessibility.

The property boasts a newer roof and fresh paint, providing a solid foundation for your vision and updates. With some creativity and investment, you can transform this property into a lucrative income-generating asset or a comfortable home.

Don't miss this opportunity to capitalize on the potential of 10716 Oak Ave. Call **Eric Merchant (636) 251-5105** to take a closer look and envision the possibilities that await!



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

St. Louis Missouri - 10716 Oak Avenue for Sale at iAuction

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.