



## 4055-57 Botanical Ave., St. Louis, MO 63110

4-family turned duplex in desirable Shaw neighborhood!



### Details

Property Type: Multi-Family 2-4

Neighborhood: Shaw

Price: \$225,000

Bed: 4

Bath: 2

Units: 2

Parking Type: On Street

Sq Ft: 3400

Property Tax: \$2,015

Current Monthly Rental Income: \$1,875

Current Monthly Cash Flow: \$1,174

Current Cap Rate: 6.0%

Proforma Monthly Income: \$2,200

Proforma Monthly Cash Flow: \$1,445

Proforma Cap Rate: 6.3%

### Description

You don't find 2-families like this very often. Especially in the Shaw Neighborhood and just one block from Tower Grove Park to boot. This duplex...

### Location

