



## 3446 Indiana Ave., St. Louis, MO 63118

Massive duplex just steps from Cherokee Street!



### Details

Property Type: Multi-Family 2-4

Neighborhood: Marine Villa

Price: \$225,000

Bed: 6

Bath: 5

Units: 2

Parking Type: Off Street

Sq Ft: 3557

Property Tax: \$756

Current Monthly Rental Income: \$2,300

Current Monthly Cash Flow: \$1,750

Current Cap Rate: 9.3%

Proforma Monthly Income: \$2,300

Proforma Monthly Cash Flow: \$1,750

Proforma Cap Rate: 9.3%

### Description

Absolutely HUGE DUPLEX property nestled right next to the heart of the Cherokee Business District. Formerly a 4-family, this 3 story building was converted into...

### Location

