

# 4014-16 Potomac

4 FAMILY · 2 BEDROOM UNITS · ST. LOUIS · 63116



**C**ASH FLOW! CASH FLOW! CASH FLOW! Great investment opportunity in Tower Grove South. Right around the corner from Friendly's. Easy walk to Tower Grove Park, South Grand and Morganford. Well-cared for 1939 building with Art Deco features. Three units are occupied with leases. Rents are \$795, \$795 and \$655. Each unit has two private bedrooms, kitchen, breakfast area, living room and full bath. The lower west side has a second full bath in place of the breakfast area. The vacant unit was just renovated and will rent for \$795 as well. There is a 4 car garage. One space is being leased to a tenant for \$50/month. The other spaces could be leased for additional CASH FLOW. The basement is CLEAN with washer dryer hook-ups and storage units. All units have CE and forced air heating and hard wood floors. Opportunities like this don't come along that often and these buildings sell quick. So don't dilly-dally.



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## SPECIAL FEATURES

- Well-cared for 4-family with excellent cash flow.
- Each unit has 2 private bedrooms, kitchen, breakfast area, living room, and full bath.
- Lower west unit has second full bath in place of breakfast area.
- The basement is CLEAN with washer dryer hook-ups and storage units.
- Easy walk to Tower Grove Park, South Grand, and Morganford.

