

# Highly Desirable 4-Family Building in Mehlville!



## 5212 Sir Bors Drive

A rare find in 63129 or 63128, this highly desirable privately (broker) owned 4-family sits in a wonderful, convenient location near I-55. Featuring Two-2 Bedroom & Two-1 Bedroom units, this building backs to residential housing. Gas heat and electric A/C, each unit has own meters. You're tenants will surely appreciate the generous size rooms and lots of closets. Eat-in Kitchen comes with fridge/electric range/disposal and Birch Cabinets.

BRAND NEW insulated windows were recently installed in each unit! Full basement has washer/dryer hook-ups and huge individual storage rooms. These proud sellers have owned since 1985 and have even had past residents for over 14 years. Bedrooms easily handles queen sized bed and king size has been used. This brick building was built in 1966 and county records show 3284 sqft. excluding basement.

If you are searching for an income property in Mehlville, you will not want to pass on this great opportunity! Current adjoining rents may vary \$535-575 for 2-bedrooms; and \$455-495 for 1-bedrooms. Comparable rents indicate annual gross income could approximate \$25,000. *Broker/Owners*



**314.846.1000**

**314.766.2454**

*Listed By Dick Wood*

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