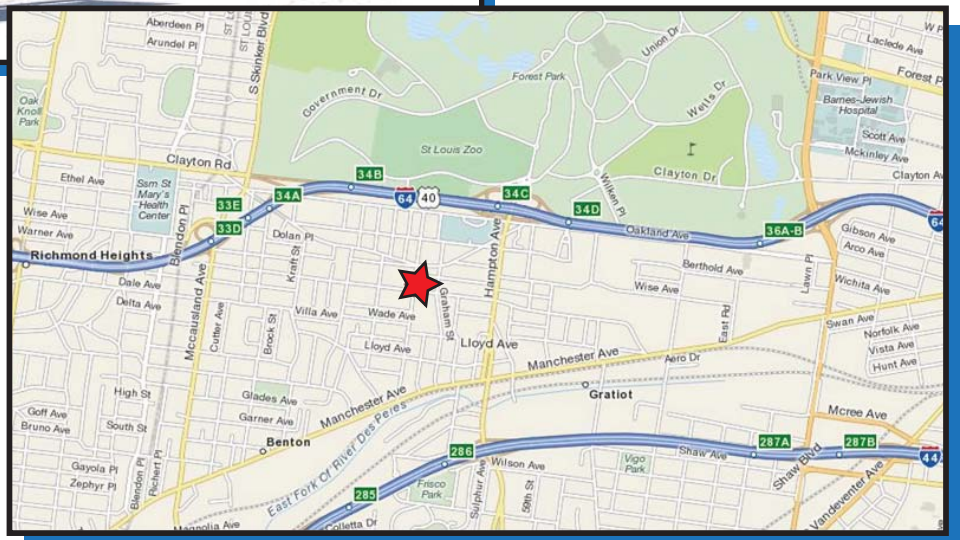


Mixed Use Investment Property For Sale - \$479,000 1221 Tamm Ave. St. Louis, MO 63139



- Excellent Dogtown Location
- 4 Commercial Units on First Floor
- 4 One Bedroom Apts on Second Floor
- Additional Rental Income from Garage

- Ideal for Owner/User
- Near Shopping, Dining & Entertainment
- Easy Access to Major Traffic Arteries



[For additional information contact:](#)

Constantine (Dino) Benos
Office: 314-446-7552
Cell: 314-504-9043
cbenos@stlmultifamily.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

**1221 Tamm Ave.
St. Louis, MO 63139**



Rent Roll

| Address | Rent |
|----------------------------|-----------------|
| 1221 | \$750 |
| 1223-1227 | \$2,650 |
| 1221 A | \$525 |
| 1223 A | \$550 |
| 1225 A | \$550 |
| 1227 A | \$535 |
| Garage North | \$100 |
| Garage South | \$150 |
| Garage West | \$50 |
| Garage East | \$50 |
| Monthly Total | \$5,910 |
| Annual Total | \$70,920 |
| Annual CAM | \$1,431 |
| Gross Annual Income | \$72,351 |

Expenses

| Item | Amount |
|------------------------------|-----------------|
| Taxes | \$4,103 |
| Insurance | \$2,718 |
| Utilities | \$3,887 |
| Cleaning & Maintenance | \$1,267 |
| Total Annual Expenses | \$11,975 |

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