

## For Sale - 4-Family

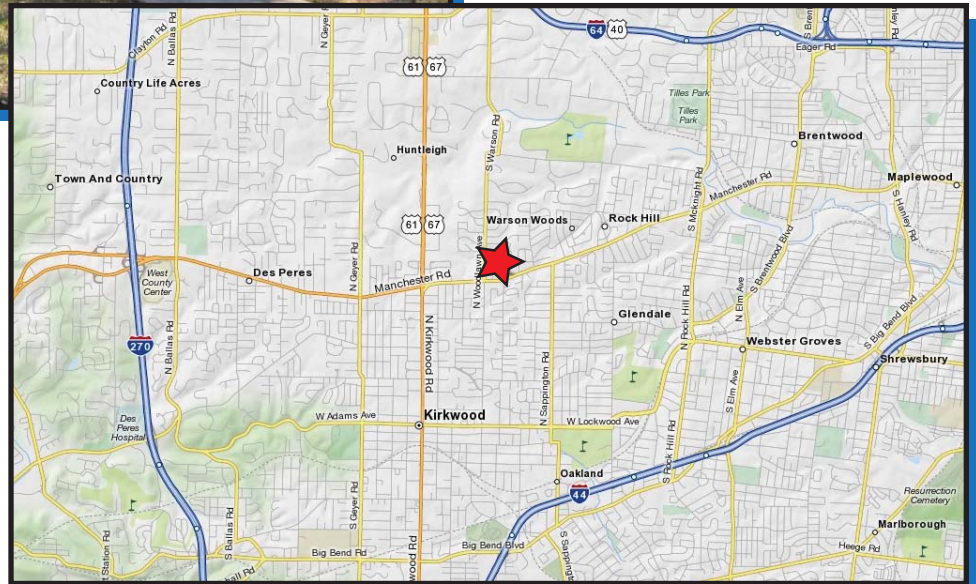
# \$219,500

### 514 Mariedale Dr. Kirkwood, MO 63122



- Desirable Kirkwood Location
- 1 Bed/1Bath Units
- Individual Central A/C
- Individual Gas Forced Air Heat
- Many Updates

- Off-Street Parking
- Coin-Op Laundry
- Convenient to Shopping, Dining & Entertainment
- Easy Access to Major Traffic Arteries & I-170



[For additional information contact:](#)

**Constantine (Dino) Benos**

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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.

**4 Family  
514 Mariedale Dr.  
Kirkwood, MO 63122**

**Rent Roll**

Unit	Market Rent	Actual Rent
1	\$550	\$550
2	\$550	\$500
3	\$550	\$550
4	\$550	\$595
<b>Montly Total</b>	<b>\$2200</b>	<b>\$2,195</b>
<b>Annual Total</b>	<b>\$26,400</b>	<b>\$26,340</b>

**Expenses**

Item	Amount
Taxes	\$3,338
Insurance	\$2,260
Utilities	\$1,620



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