

For Sale - 4-Family

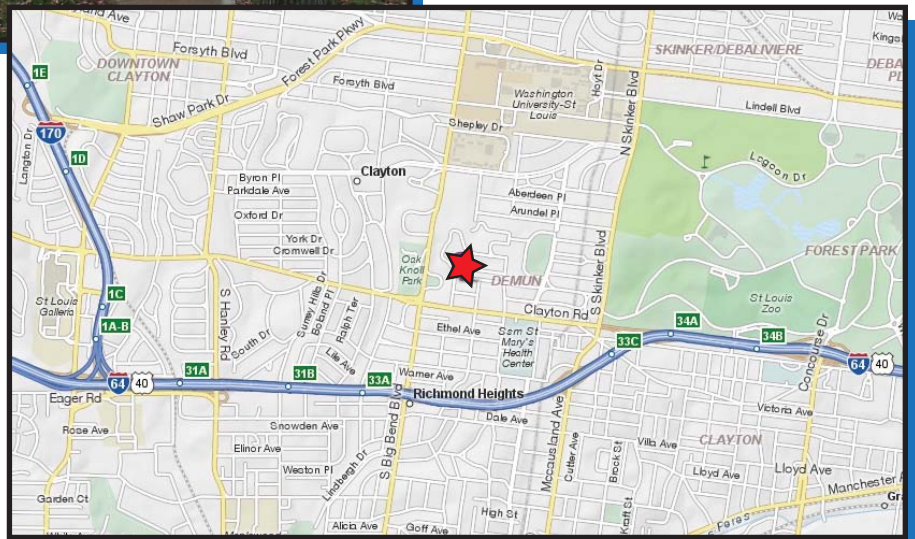
6628 San Bonita Ave. Clayton, MO 63105

\$374,900



- 5-Room, 1-Bed/1-Bath Units
- Dining Room & Bonus Sunroom/Office in All Units
- Brick Construction Building
- Basement w/Tenant Laundry Facilities
- Central A/C & Individual Gas Forced Air Heat
- Hardwood Floors

- Within Walking Distance of Washington & Fontbonne Univ., Shopping, Dining & More
- A Few Minutes Drive to Downtown Clayton, the Loop, The CWE & Forest Park
- An Adjacent Ranchette-Style 4-Family Bldg is Also for Sale - Owner Would Prefer to Sell as a Package



[For additional information contact:](#)

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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.

**Four Family - \$374,900
6628 San Bonita Ave.
Clayton, MO 63105**

Income & Expenses

Income

4 Units @ \$725/mo \$2,900

Annual Income \$34,800

Expenses

Taxes \$4,637

Insurance \$1,033

Electric \$352

Gas \$108

Water \$389

Sewer \$385

Repairs \$2,494

Cleaning \$78

Landscaping \$305

Total Expenses \$9,781

Annual Net Income \$25,019



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