

# 3919 California

St. Louis, MO 63118



— FOR SALE: **\$250,000** —



## ABOUT THIS PROPERTY

Welcome to this cash flowing four unit in Historic Dutchtown! Each unit is a shotgun style one bedroom with a kitchen in the back. The building has been well taken care of and some updates include central air, tankless water heaters, tile shower surrounds, laundry in the basement, and a 7 year old roof. Currently three units are leased month to month at \$900/mo plus one vacant unit. You can lease the vacant unit as is or upgrade the finishes for increased rent. Close proximity to the highway and public transportation make this a great location. Don't miss the opportunity to add this to your portfolio!

**GET IN TOUCH**

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

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