3688 Dover Pl
St. Louis, MO 63116

HISTORIC-STYLE 4-FAMILY INVESTMENT PROPERTY



FOR SALE: $424,900

PROPERTY HIGHLIGHTS

- **Four-Family Investment Property | 4,218 SF**
- **Three Occupied Units | $29,400 Current Annual Rent**
- **Vacant Unit with Renovation & Rental Upside**
- **Detached Four-Car Garage | Parking/Storage Potential**
- **Four 1-Bedroom / 1-Bathroom Apartments**
- **Fully Enclosed Rear Porches | Front & Rear Access**
- **Distinctive Architecture & Curved Staircase**
- **Separate HVAC Systems & Electric Meters**
- **Desirable Holly Hills Location**

SPACE DESCRIPTION

Distinctive 4,218 SF four-family investment property in Holly Hills featuring four 1-bedroom apartments, original hardwood floors, enclosed rear porches, and separate HVAC systems. Three occupied units generate $29,400 in current annual rent. The vacant fourth unit offers renovation and lease-up potential, while the detached four-car garage presents additional parking or storage opportunities following repairs.

CARDINAL REALTY GROUP
Your Commercial Real Estate Home Team

For more information, please contact:



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AERIAL VIEW



LOCATION BENEFITS:

- **Established Holly Hills / South St. Louis Neighborhood**
- **Convenient Access to I-55 & South Grand Boulevard**
- **Near Carondelet Park & Recreational Amenities**
- **Nearby Shopping, Dining & Everyday Services**
- **Access to Downtown St. Louis & Employment Centers**
- **Established Residential Area with Historic Character**

DIRECTIONS:

From I-55, take the Loughborough Avenue exit and head west. Turn right onto South Grand Boulevard, then left onto Dover Place. Continue to 3688 Dover Place, St. Louis, MO 63116.

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PHOTOS

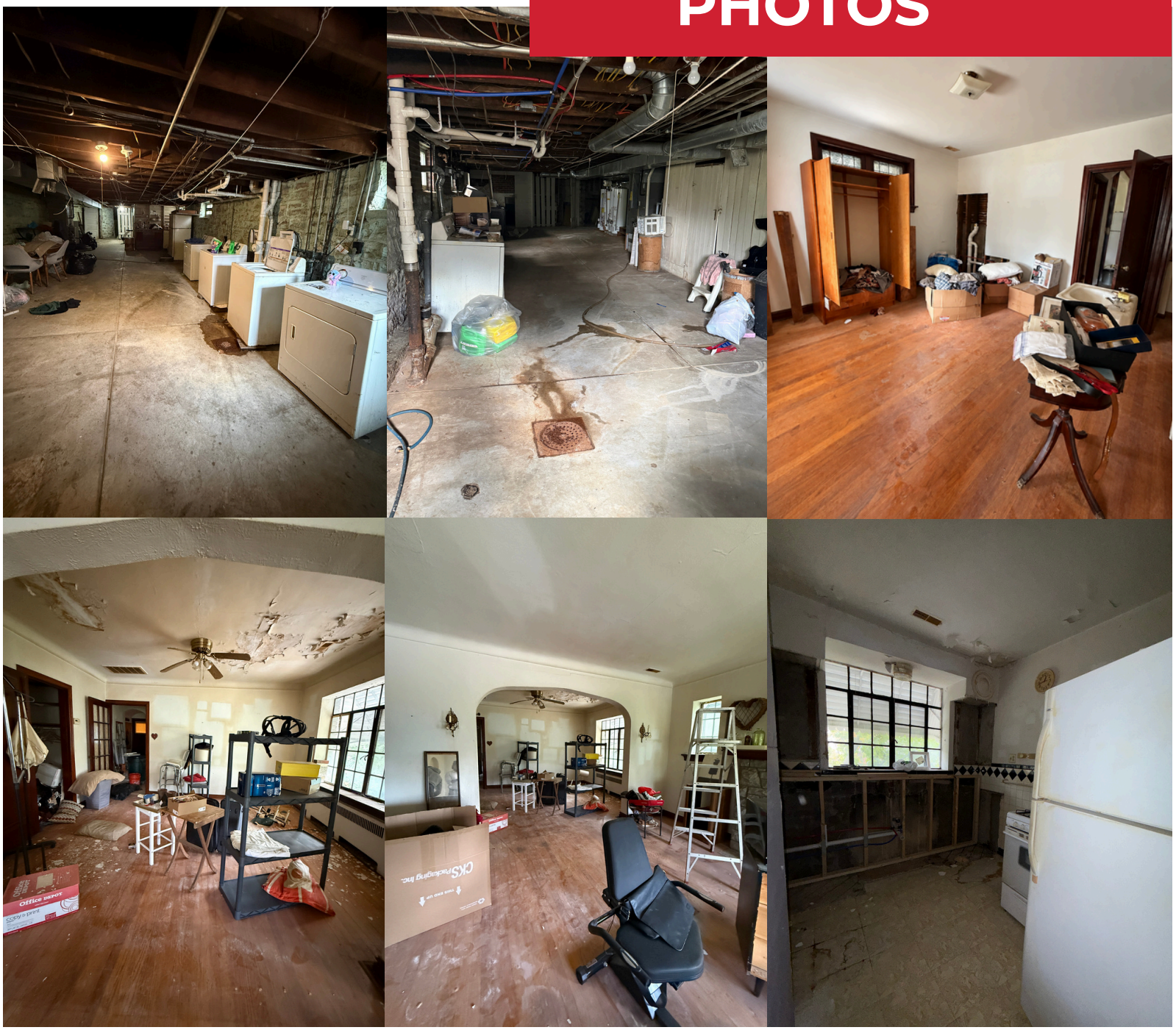







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Please Note: Interior photos depict the vacant unit, which is offered as-is and requires renovation. The remaining three apartments are currently occupied and income-producing.

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