

MIXED USE FOR SALE

3116 MORGAN FORD
ST. LOUIS, MO. 63116

\$679,000

2,880 SQ FT

**FOR
SALE**

KING

REALTY ADVISORS

3116 MORGAN FORD

RASHAD QAASIM
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PROPERTY HIGHLIGHTS

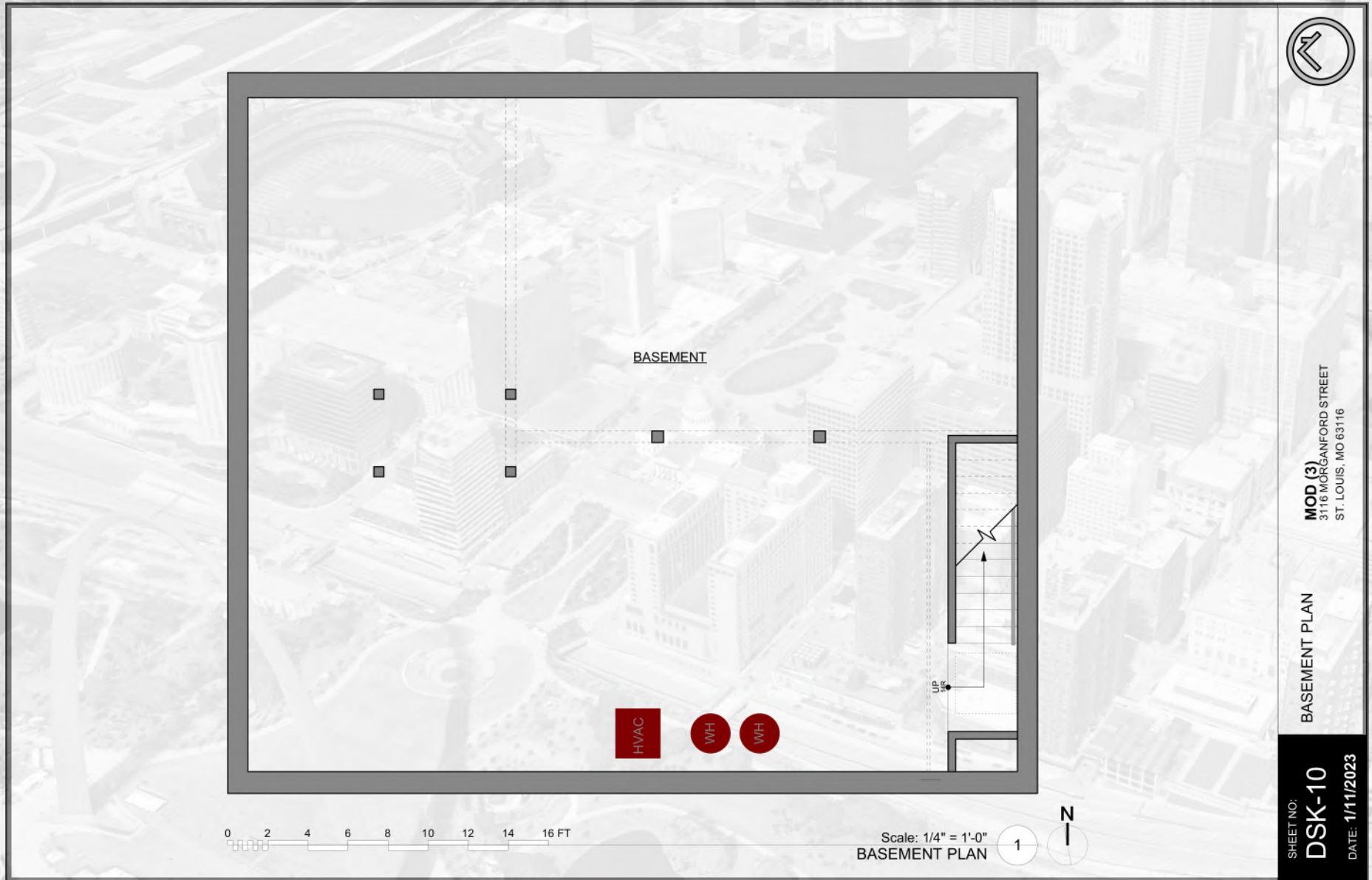
- FULL GUT REHAB IN 2021
- OWNER-OCCUPIER OPPORTUNITY
- 1,295 SQ FT 1ST FLOOR RETAIL – FULLY LEASED
- 2 BED/1.5 BATH 2ND FLOOR APARTMENT – AVAILABLE
- 3 OFF-STREET PARKING SPACES



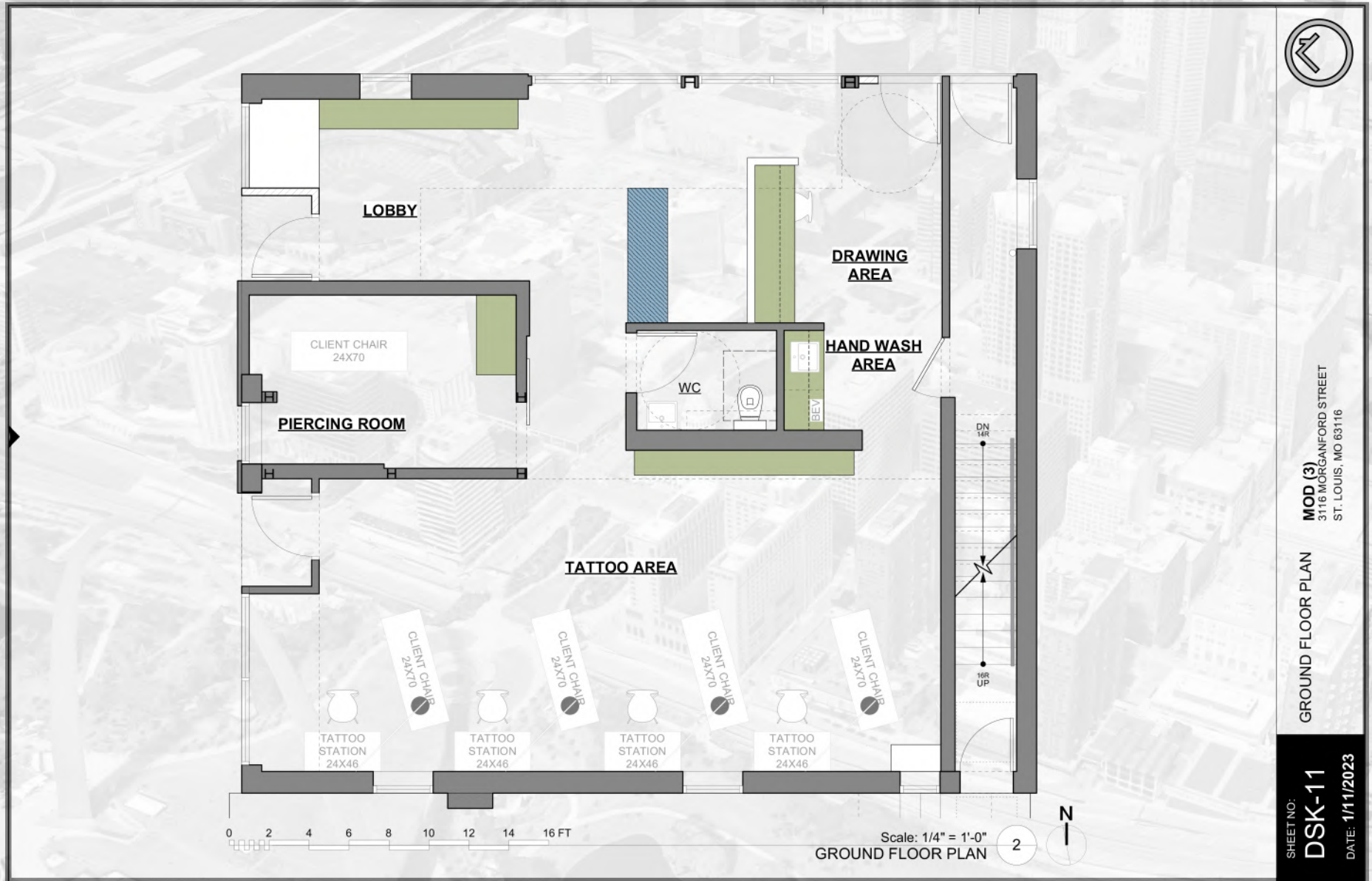
FRONT VIEW PLAN



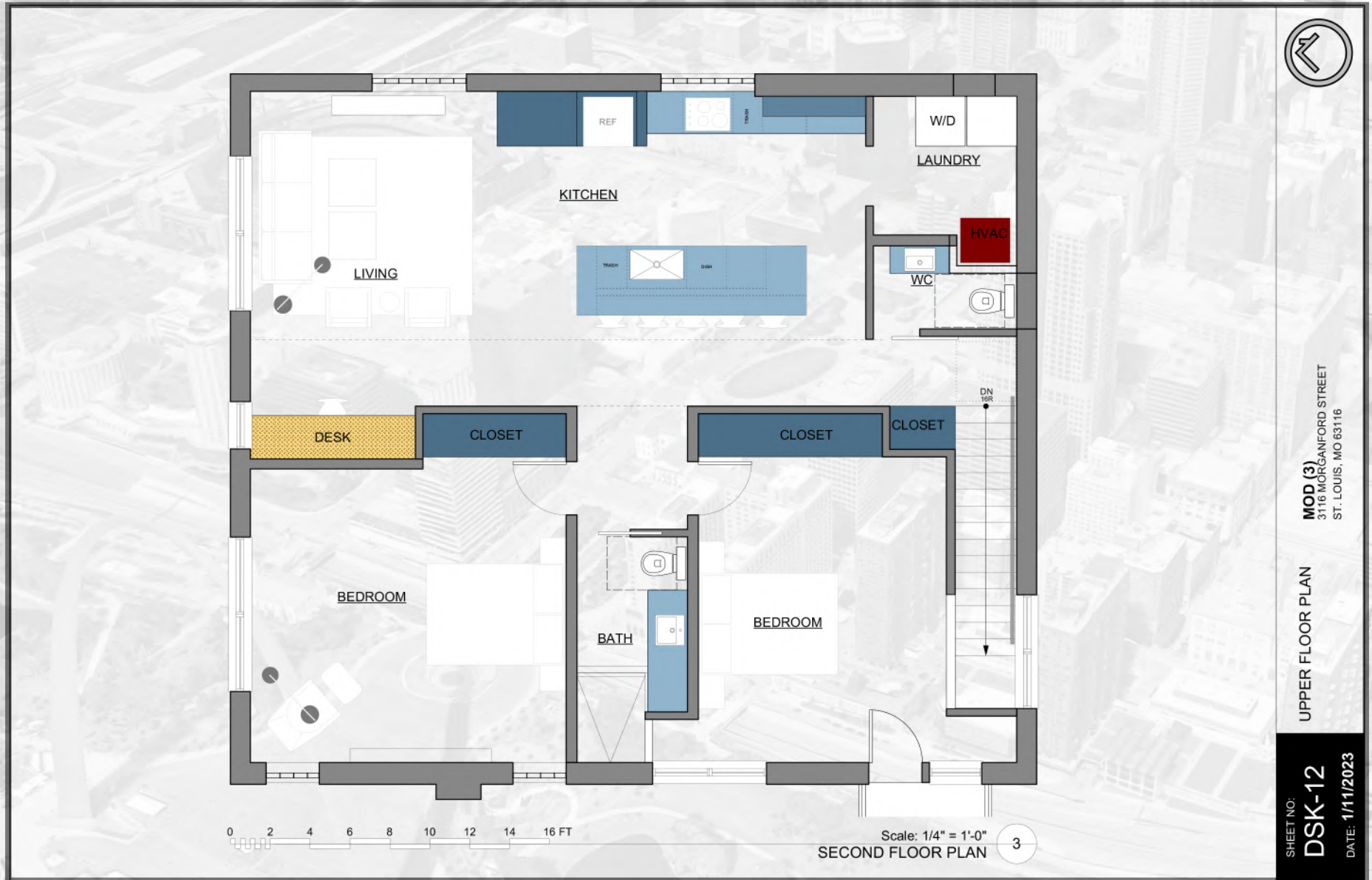
FLOOR PLANS



FLOOR PLANS



FLOOR PLANS



PRO FORMA

| Unit | Source | Monthly Income | Annual Income |
|-------------------------------|----------------------|-----------------|----------------|
| Lower Level | Storage | \$75 | \$900.00 |
| Ground Floor | Promised Land Tattoo | \$3,000.00 | \$36,000.00 |
| Second Floor | NEW TENANT | \$2,200.00 | \$26,400.00 |
| Gross Potential Income | | \$5,275.00 | \$63,300.00 |
| Expense | | Monthly Expense | Annual Expense |
| Insurance | | \$600.00 | \$7,200.00 |
| RE Taxes | | \$405.00 | \$4,860.00 |
| Utilities | | \$120.00 | \$1,440.00 |
| Maintenance | | \$115.00 | \$1,380.00 |
| Gross Proforma Expenses | | \$1,240.00 | \$14,880.00 |
| Proforma Net Operating Income | | \$4,035.00 | \$48,420.00 |

LOCALITY MAP

