

MULTIFAMILY PROPERTY FOR SALE

# 4856 Natural Bridge Ave

4856 NATURAL BRIDGE AVENUE, SAINT LOUIS, MO 63115



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*Presented By:*

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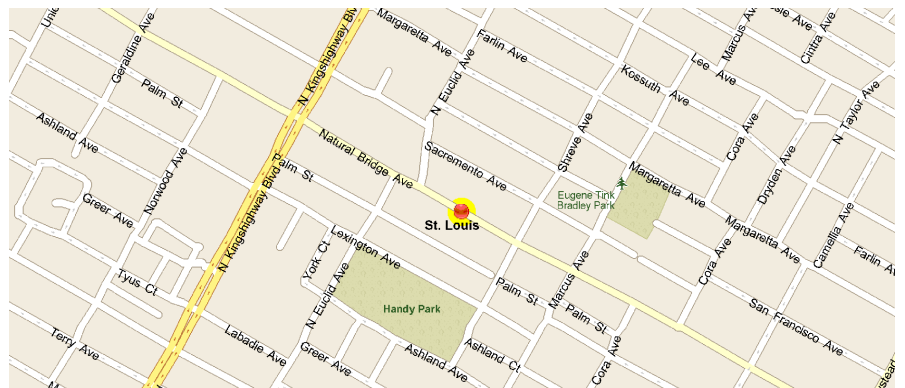
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$150,000
Number Of Units:	4
Lot Size:	0.19 Acres
Year Built:	1914
Building Size:	3,564
Zoning:	F
Municipality:	Saint Louis
Submarket:	North County
Traffic Count:	25,334
Price / SF:	\$42.09



### PROPERTY OVERVIEW

The subject property is a two story brick building located on Natural Bridge Avenue. This multi-family building consists of 4 units and 4 bathrooms. It also provides a garage for any current tenants. Situated just east of the intersection of N. Kingshighway and Natural Bridge in North St. Louis City and less than a mile south of the bustling I-70, this location will offer excellent accessibility. There are multiple schools within walking distance of this site including Hickey Elementary School and St. Louis Catholic Academy.

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## PROPERTY DETAILS

**SALE PRICE**

**\$150,000**

### LOCATION INFORMATION

Building Name	4856 Natural Bridge Ave
Street Address	4856 Natural Bridge Avenue
City, State, Zip	Saint Louis, MO 63115
County/Township	Saint Louis City
Municipality	Saint Louis
Submarket	North County
Cross Streets	
Nearest Highway	I-70
Nearest Airport	Lambert International Airport

### BUILDING INFORMATION

Building Size	3,564 SF
Number Of Floors	2
Year Built	1914
Construction Status	Existing
Free Standing	No
Signage	Building

### PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	F
Lot Size	0.19 Acres
APN#	44540000700
Corner Property	no
Traffic Count	25,334
Traffic Count Street	N. Kingshighway Boulevard

### PARKING & TRANSPORTATION

Street Parking	No
Rail Access	N/A

### OPERATING EXPENSES

Taxes	\$342.12
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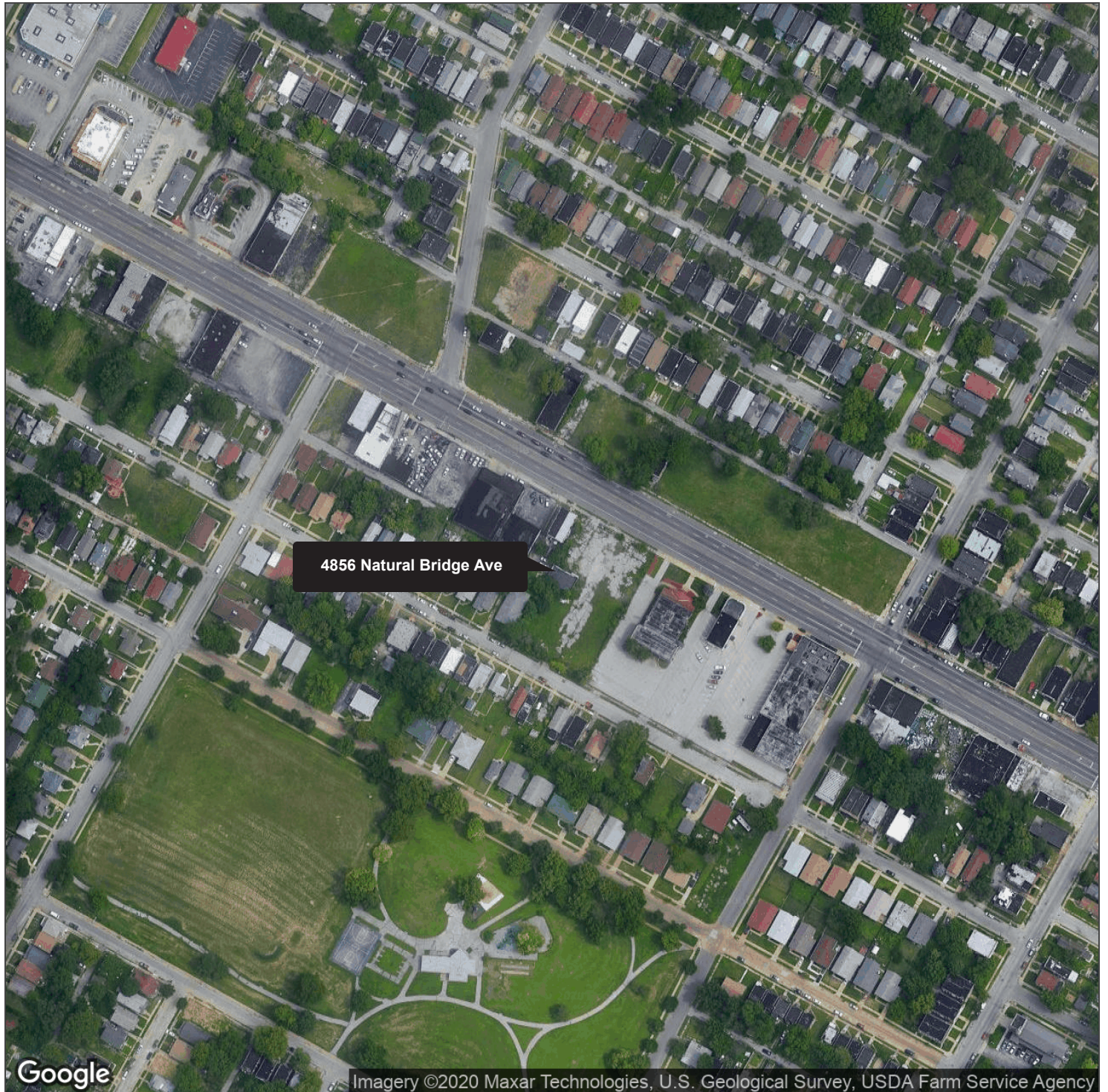
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## AERIAL MAP



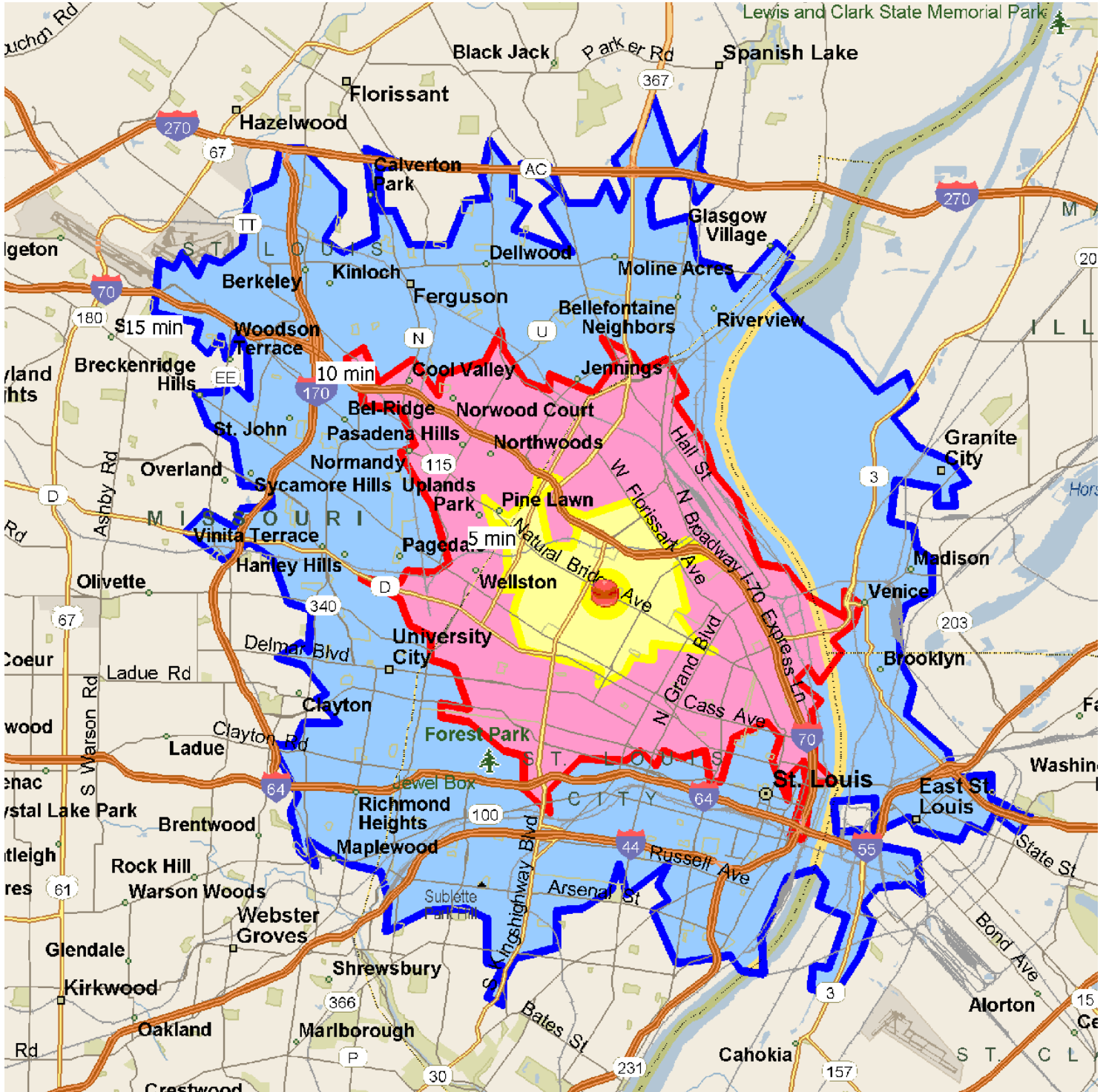
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## DRIVE TIME MAP - 5, 10, 15 MINUTES

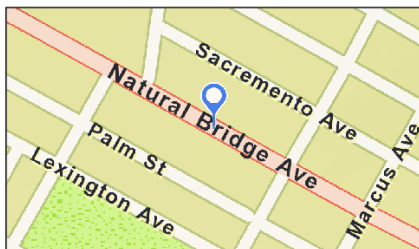
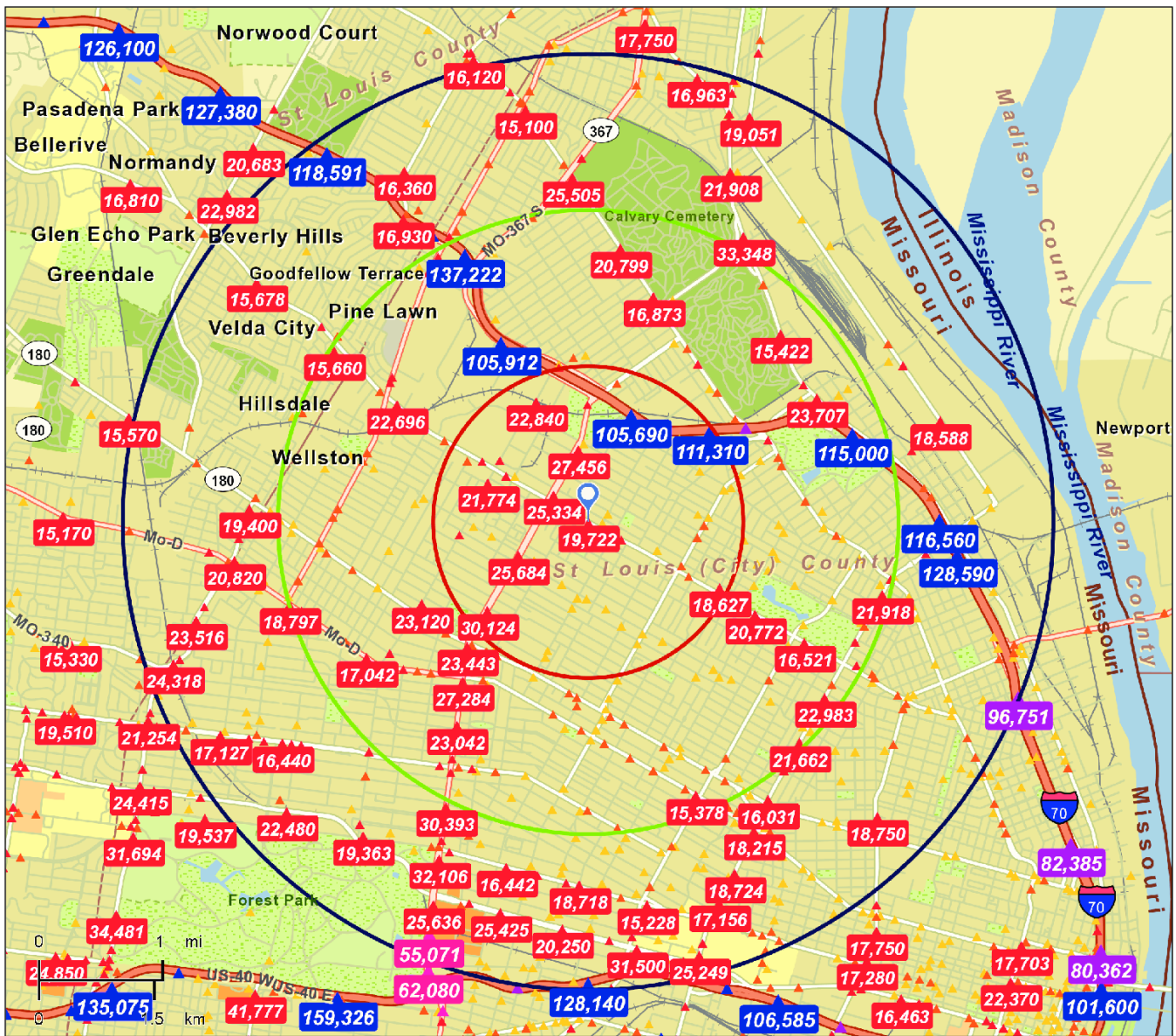


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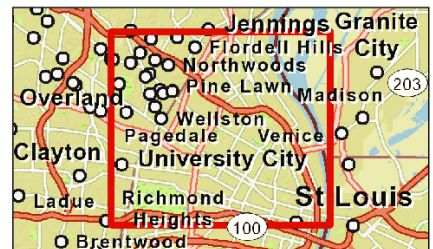
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# TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

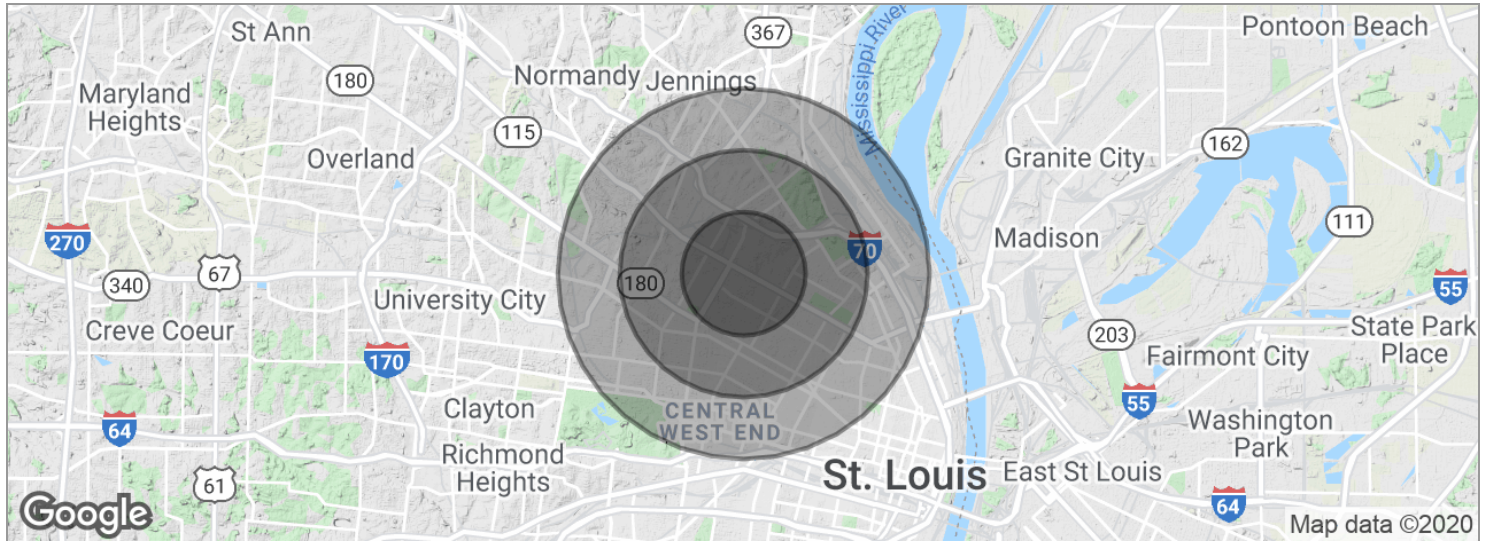


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## NAT BRIDGE DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	17,976	67,000	140,509
Median age	33.4	35.1	34.5
Median age (Male)	27.8	31.3	31.0
Median age (Female)	38.7	38.9	37.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	7,106	26,901	57,829
# of persons per HH	2.5	2.5	2.4
Average HH income	\$32,151	\$34,863	\$38,760
Average house value	\$56,075	\$73,921	\$117,259

*\* Demographic data derived from 2010 US Census*

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