

For Sale: Gallery 400

79 Units with Commercial Space

400 Washington Ave • Saint Louis, MO 63102



- More than 13 unique floor plans
- Commercial Space offers 9,834 SF
- Loan can be assumed, call agent for loan details
- Located in a historic landmark building in Downtown Saint Louis on Washington Avenue
- Granite counters
- Stainless steel appliances
- Jacuzzi jetted tubs
- 9 foot (or higher) ceilings
- Recessed lights and ceiling fans
- Covered garage parking available in an attached garage
- Many apartments offer:
 - Stunning city views
 - Wood floors
 - Walk-in closets
 - Washer/dryer combos

View more information at:
www.stluxury.com/gallery-400

For more information contact:

Offered At: \$12,200,000

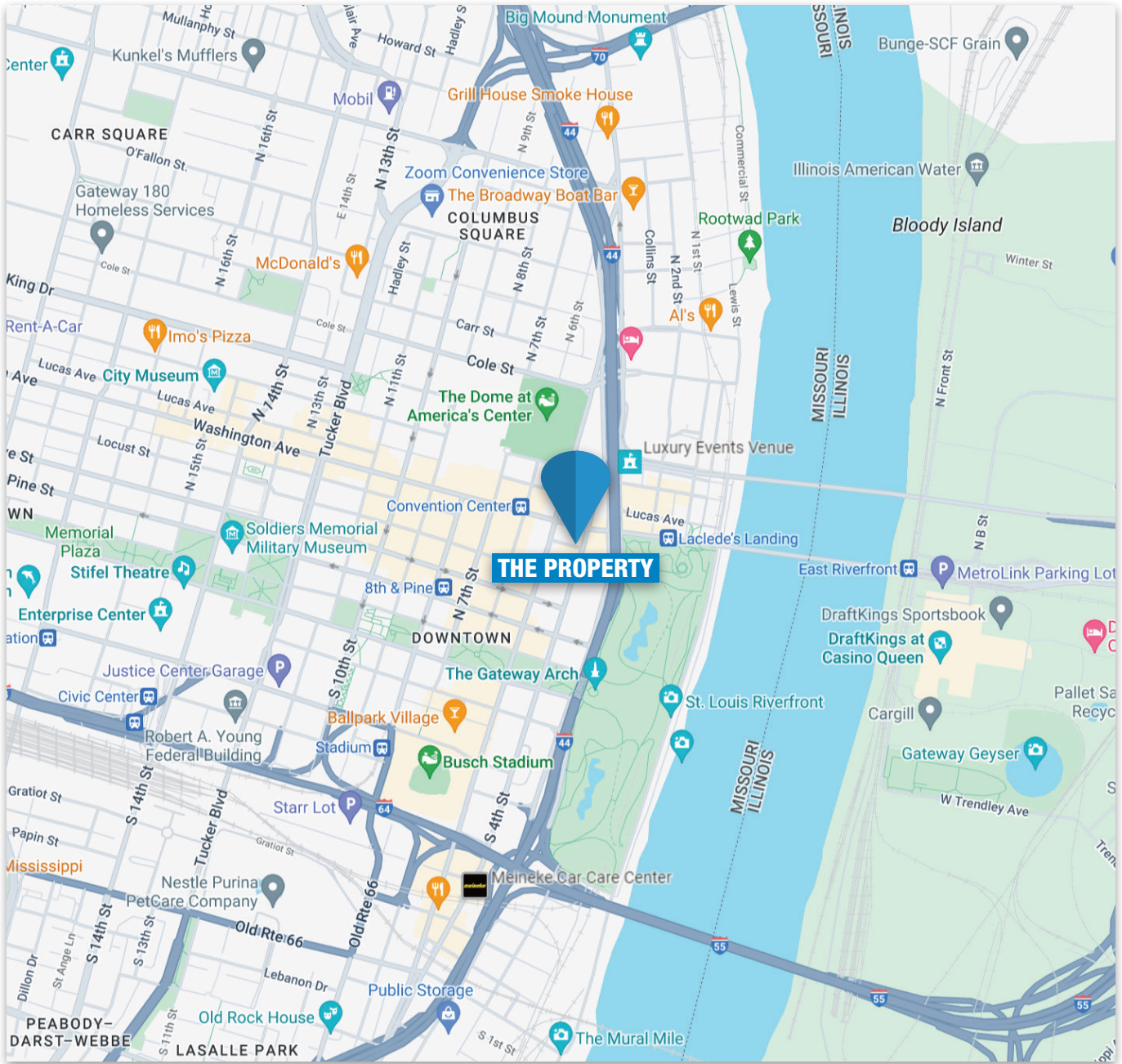
Andy Scott

Cell: 314-323-3831

Direct: 314-336-1272

stlmo.realty@gmail.com

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.



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Large Studio

640 sq. ft. - \$1,045
775 sq. ft. - \$1,075

Junior One Bedroom

870 sq. ft. - \$1,090-\$1,165
1,000 sq. ft. - \$1,210

One Bedroom - Corner

1,080 sq. ft. - \$1,520
1,490 sq. ft. - \$1,750

Two Bedroom

1,080 sq. ft. - \$1,540
1,470 sq. ft. - \$1,595

Two Bedroom - Corner

1,490 sq. ft. - \$1,975

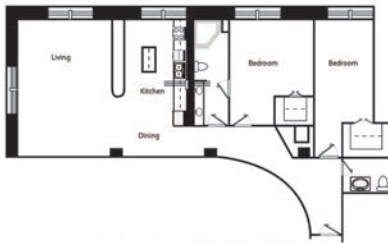
One Bedroom

1,040 sq. ft. - \$1,345
1,310 sq. ft. - \$1,485 - \$1,510

Commercial Space

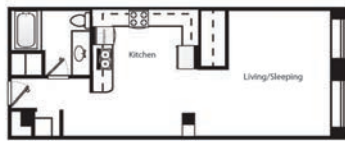
9,834 SF

Gallery 400
2 Bedroom / 1.5 Bath
Unit 1



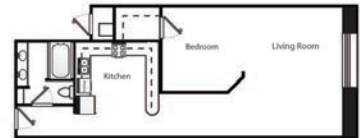
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Gallery 400
1 Bedroom Studio
Unit 10



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Gallery 400
1 Bedroom / 1 Bath
Unit 11



Design provided courtesy of For Rent Media Solutions™

Gallery 400
1 Bedroom / 1 Bath
Unit 2



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Gallery 400
1 Bedroom / 1 Bath
Unit 3



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Gallery 400
1 Bedroom / 1 Bath
Unit 4



Design provided courtesy of For Rent Media Solutions™

Gallery 400
1 Bedroom / 1 Bath
Unit 5



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Gallery 400
1 Bedroom / 1 Bath
Unit 6



Design provided courtesy of For Rent Media Solutions™

Gallery 400
1 Bedroom / 1 Bath
Unit 7



Design provided courtesy of For Rent Media Solutions™

Gallery 400: (1/1/23 – 3/31/23)

Income	
Gross Rents & Misc	\$286,090.33

Expenses	
Maintenance	\$13,311.53
Cleaning	\$1,691.37
Insurance	\$6,127.71
Legal/Licenses & Permits	\$687.36
Supplies (Office)	\$779.80
On Site Manager	\$8,718.26
Advertising	\$3,767.20
All Utilities	\$31,014.19
Parking	\$16,905.00
Total Expenses	\$83,002.42

NOI	\$203,088
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Gallery 400: (1/1/23 – 6/30/23)

Income	
Gross Rents & Misc	\$579,261.00

Expenses	
Maintenance	\$26,430.00
Cleaning	\$3,495.00
Insurance	\$12,255.00
Legal/Licenses & Permits	\$1,492.00
Supplies (Office)	\$1,327.00
On Site Manager	\$16,989.00
Advertising	\$7,872.00
All Utilities	\$73,973.00
Parking	\$33,810.00
Total Expenses	\$177,645.00

NOI	\$401,617.00
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Gallery 400: (1/1/23 – 9/30/23)

Income	
Gross Rents & Misc	\$873,109.03

Expenses	
Maintenance	\$40,361.47
Cleaning	\$5,410.89
Insurance	\$18,383.13
Legal/Licenses & Permits	\$2,483.02
Supplies (Office)	\$2,078.25
On Site Manager	\$25,618.42
Advertising	\$11,639.20
All Utilities	\$85,642.76
Parking	\$50,715.00
Total Expenses	\$242,332.14

NOI	\$630,777
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