



# JUST LISTED



3209 SHENANDOAH AVE ST. LOUIS, MO 63104  
TRIPLEX | REAR PARKING PAD | COMPTON HEIGHTS

*Get in touch*

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SCAN TO SAVE MY  
CONTACT INFO





# ABOUT THIS PROPERTY

**\$599,900**

3 UNITS

1<sup>ST</sup> FL - 2 BED - 1.5 BATH

2<sup>ND</sup> FL - 2 BED - 2 BATH

3<sup>RD</sup> FL - 1 BED - 1 BATH

"AT SOME POINT IN EVERY COMMUNITY,  
THERE'S A PROPERTY THAT BREAKS THE  
BARRIER AND TAKES THE COMMUNITY TO  
THE NEXT LEVEL."

**TRACY TUTOR - MILLION DOLLAR  
LISTING - LOS ANGELES**



SCAN FOR MORE  
PROPERTY INFO

MLS# 25074417



## PROPERTY DESCRIPTION

Welcome to 3209 Shenandoah, a meticulously maintained, historic late-1800s residence located in the prestigious Compton Heights neighborhood. Built in 1899, this stately brick home blends timeless architecture with modern flexibility—offering the perfect setup for single-family living with the option to lease the upper levels. Inside, you'll find rich historic millwork, tall ceilings, and beautiful wood flooring that highlight the craftsmanship of a bygone era. The first floor features its own private entrance and corridor connecting to the upper levels, while a second foyer provides separate access for the second and third floors—each designed to function as an independent rental unit or guest suite. Previously, the second and third floors were successfully leased as furnished units, generating \$1,950 and \$1,500 per month, offering an excellent opportunity for supplemental income or extended-stay guests. The property also offers convenient off-street parking with a three-car pad and a new roof completed in October 2025. Perfectly positioned near Tower Grove Park, neighborhood cafés, and local shops—enjoy luxurious city living at its finest. Welcome to Compton Heights.

