

# REDEVELOPMENT OPPORTUNITY

CAN BE BOUGHT  
TOGETHER OR SEPERATELY

# FOR SALE

# KING

REALTY ADVISORS

**\$349,000**

8,585 SQ FT PARCEL



2901 ARSENAL ST  
ST. LOUIS, MO. 63118

**\$359,000**

7,048 SQ FT PARCEL



2916 GRAVOIS AVE  
ST. LOUIS, MO. 63118

BRYAN KING  
314.588.1900  
BKING@KRASTL.COM

# PROPERTY HIGHLIGHTS

- ACCESS TO 2 LIGHTED INTERSECTIONS
- VISIBLE TO OVER 16,000 VEHICLES PER DAY ALONG GRAVOIS

## **2901 ARSENAL PROPERTY**

- CURRENTLY OWNER-OCUPIED BY USED CAR DEALERSHIP
- 8,585 SQ FT PARCEL
- 920 SQ FT OFFICE WITH OVERSIZED GARAGE
- SOME COVERED PARKING

## **2916 GRAVOIS PROPERTY**

- VACANT 1,388 SQ FT RESTAURANT
- 7,048 SQ FT PARCEL
- 2 POLE SIGNS
- 2 12' EXHAUST HOODS, 3-COMPARTMENT SINK WITH GREASE TRAP
- WALK-IN COOLER IN PLACE

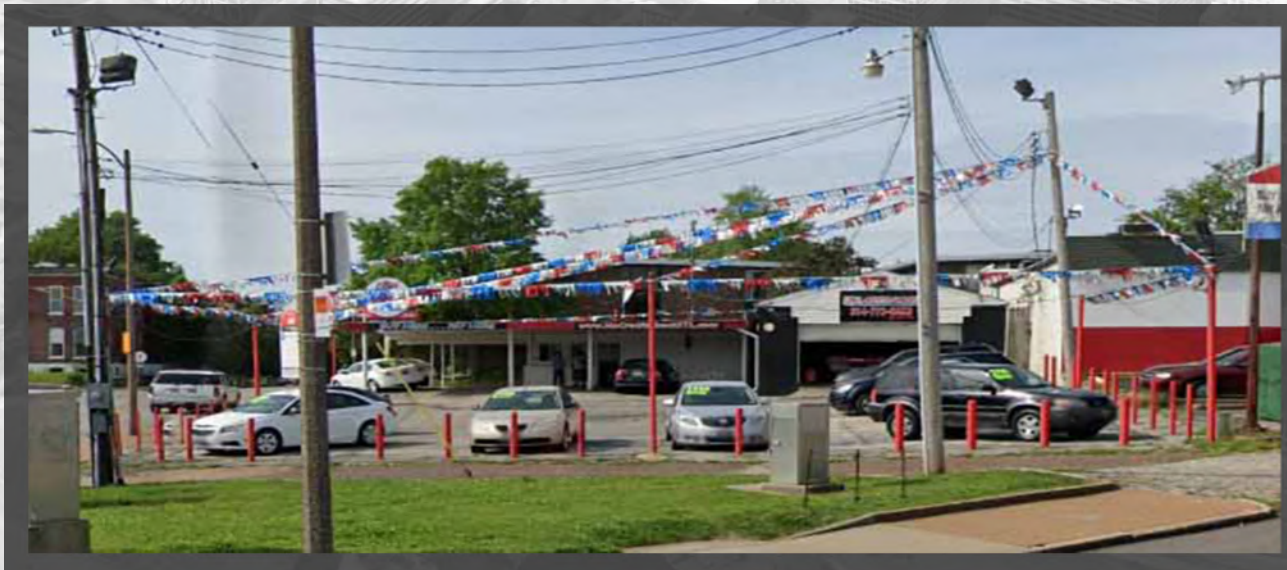
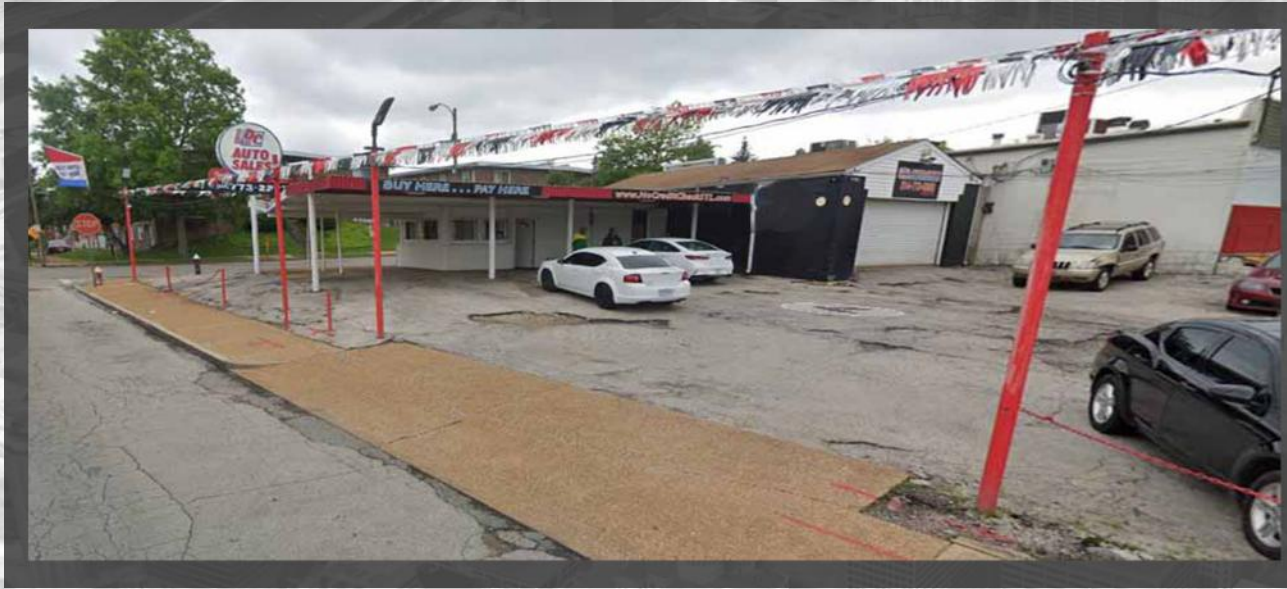


# ARSENAL PICTURES





# ARSENAL PICTURES





# GRAVOIS PICTURES





# AERIAL

