



Custom finishes throughout this amazing live work opportunity
Hibdon Hardwood
1410 - n1414 N Broadway, Saint Louis, MO 63102

Features

This pristine property has been home to Hibdon Hardwood for more than 45 years. A simple, common exterior hides an amazing testament to craftsmanship and detail throughout the interior of the building.

The building was constructed as 3 separate bays with pass-throughs and is 3-stories tall (plus basement). Each bay is approximately 2,200 SQ FT. High level attributes include:

- 19,800 SQ FT over 3 stories
- Full-height, bone-dry basement with elevator access
- 2 elevators (one deemed for freight, one for passengers)
- Large, new loading dock along rear of building with one dock door and the ability to add several more
- One drive-in door with the ability to add more
- Potential to add another 5,800 SQ FT by assembling adjacent 1-story warehouse property

The 1st floor is built out as an active woodshop with material storage.

The 2nd floor houses the ornate corporate office (1/3 of floor), material storage (1/3 of floor), and a recently finished office space that could easily be converted to residential.

The 3rd floor boasts a full-floor master suite complete with custom skylights, fireplace, a gym, humidity-controlled green room, 2 kitchens, and much more.

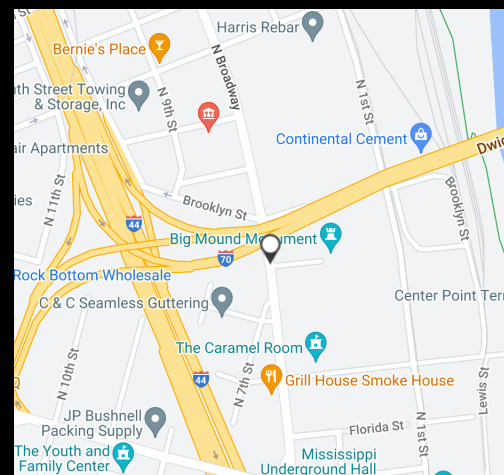
Custom finishes throughout the building can't be found anywhere else. This building features various imported hardwoods, custom millwork, crown molding, base trim, paneling, and so much more.

Located just North of the Horseshoe Casino and Laclede's Landing with easy access to both Downtown and I-44, you won't find a more meticulously maintained property in this area. A true live-work opportunity.

FOR SALE

Total SF: 19,800
 Class: B
 Sales Price: \$1,750,000.00

LOCATION



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