



**KING**  
REALTY ADVISORS

**The Columbia Building**  
318 N 8TH ST, Saint Louis, MO 63101

## Features

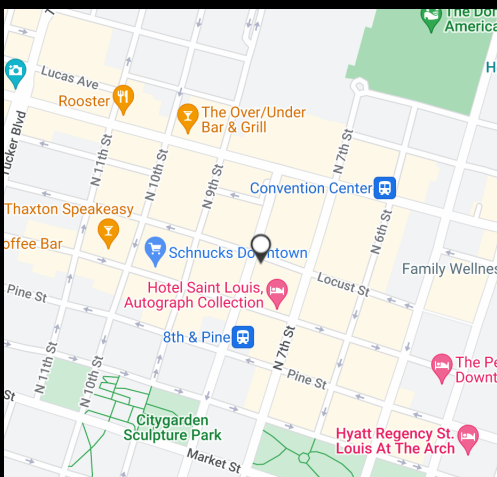
Located on the hard corner of 8th and Locust in Downtown St. Louis, this building has been gut rehabbed and is a prime opportunity for an owner/user to occupy the 2nd floor with a stabilized restaurateur occupying the first floor. Each floor is approximately 2,214 SQ FT and feature large windows, two restrooms, private entries, and many new systems throughout. The building also got a new EPDM roof in February 2023.

The first floor restaurant lease has one year left with one 5-year option. The second floor office can be vacated upon close or leased back.

## OWNER/OCCUPIER INVESTMENT OPPORTUNITY

Total SF: 4,428  
Available: 2,214 SF  
Class: B  
Sales Price: \$849,000.00

## LOCATION



**Bryan King, CCIM**  
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St. Louis  
318 N 8th St  
St. Louis, 63101

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