

KING REALTY ADVISORS

Great Investment or Owner-Occupant Opportunity near Soulard 1728 S Broadway 1728 S Broadway, Saint Louis, MO 63104

Features

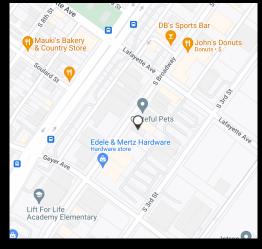
Just listed! This freestanding brick building contains 2,305 SQ FT of interior office space and sits on a .215 acre lot. Has ability to add drive-in door to back of building. Currently set up with sevral off-street parking spaces behind the building. Great owner-occupier upon office lease expiration. Ground lease to Bar101 can be extended or terminated. Property was gut rehabbed in 2010 with all new services, finishes, etc (formerly a chinese restaurant).

100% leased through 9/30/2024 for \$2,800/mo MG. Additional MTM lease in place for a portion of land used by Bar101 as volleyball courts for an additional \$500/mo MG.

FOR SALE

Total SF: 2,305 Class: B Sales Price: \$349,999.00

LOCATION



St. Louis 318 N 8th ST St. Louis, 63101

Bryan King, CCIM Principal 314.588.1900 bking@krastl.com Jay Rios Broker Associate 3144860231 jay@krastl.com

The information was obtained from sources deemed reliable; however, King Realty Advisors makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice..