



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

Features

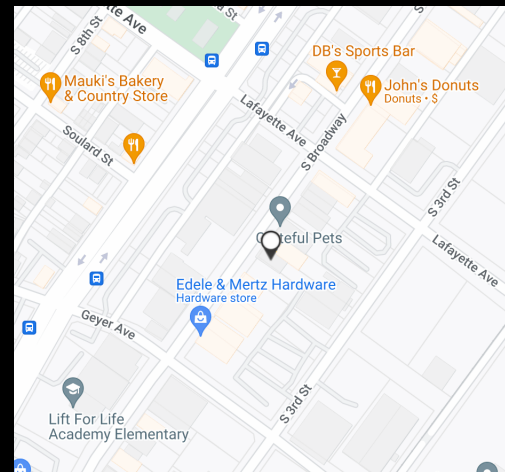
Just listed! This freestanding brick building contains 2,305 SQ FT of interior office space and sits on a .215 acre lot. Has ability to add drive-in door to back of building. Currently set up with sevral off-street parking spaces behind the building. Great owner-occupier upon office lease expiration. 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



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