

FANTASTIC RESTAURANT OPPORTUNITY! GREAT PRICE

PROPERTY ADDRESS:
4495 Forest Park Ave
St. Louis, MO 63108

- This is a fantastic restaurant opportunity with so much room to grow sales
- Buildings are located near Wash U and children's hospitals located on Forest Park Ave, near many new developments and thousands of students, doctors and residents.
- Great traffic counts and located at a lighted intersection!
- Buy the equipment and lease the space!
- Center has parking plus street
- Call today for details and an appointment!



KRAMER COMMERCIAL REALTY, LLC
www.Kramercommercialrealty.com

Ron & Mark Kramer: 314-502-9155 |
Ron@Kramercr.com; Mark@Kramercr.com

100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

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SALE PRICE:

\$60,000 (includes all equipment and assets)

LEASE INFO:

- Leased space 1,440
 - Rent \$3,000 Monthly plus NNN
 - Equipment, small wares, fixtures, and more included in sale price!
(Inventory to be purchased separately)
- Parking lot and street parking



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Rare opportunity directly across the street from Goldfarb School of Nursing at Barnes-Jewish College, Wash U hospital, Children's hospital, forest park and more! Perfect for a restaurant or carry out business. The Restaurant is a 1,440 SF with possibility for 49 +/- seats. This area has had many new large developments within walking distance of this location with thousands of students, businesses, doctors, and is a very good opportunity for the right owner/user

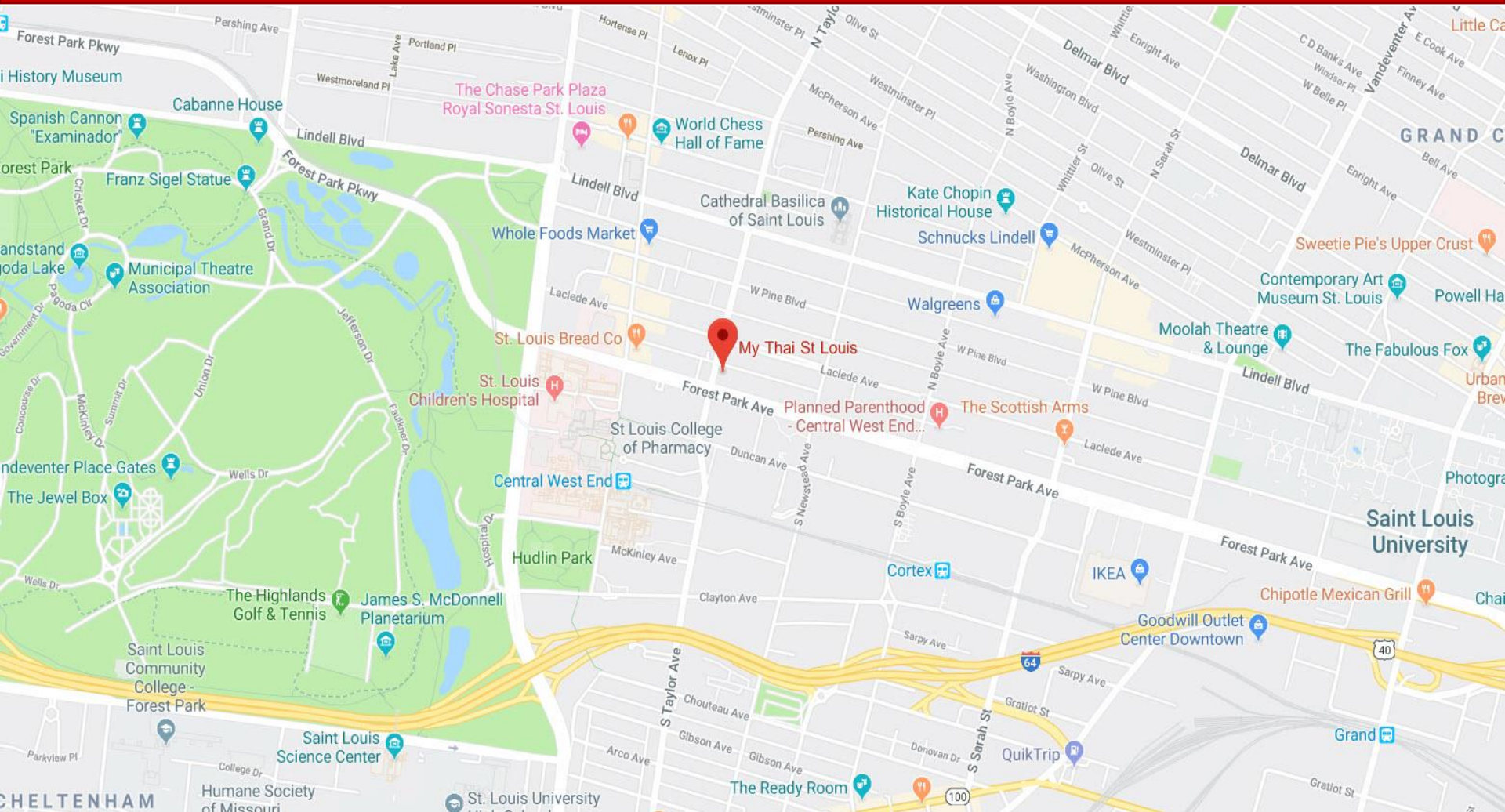


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