

Mixed-use | Retail | Office

For Sale or Lease

www.kramercommercialrealty.com



4141 S Grand | St. Louis, Missouri 63118

For Sale: \$295,000 *Includes 3 parcels and 10,000 Sq Ft building*

For Lease: \$5,000.00 *Monthly plus NNN*

Property Features

- 9,950 Sq. ft. total building size
- 1st Floor 5,500 sq. Ft finished restaurant
- 2nd Floor currently set up as offices, potential for 3-4 apartments around 1,000 Sq. Ft each
- Currently set up as a 200 Seat restaurant; with full kitchen.
- Newer roof and HVAC, separate electric meters
- Full basement with walk-ins, prep area, storage and 3 entrances

Traffic Counts

- 16,947 VPD on Gravois Rd
- Located at Grand & Meramec, in the Dutchtown area near the original Ted Drews.

U.S. Census	1 Mile	3 Miles	5 Miles
Population	33,442	158,287	300,515
Households	12,906	67,566	132,846
Avg HH Inc.	\$31,457	\$37,843	\$38,901

Mark Kramer

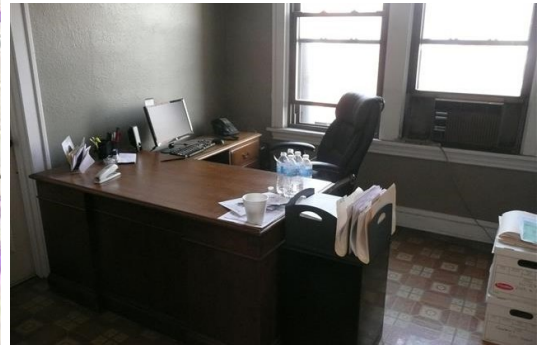
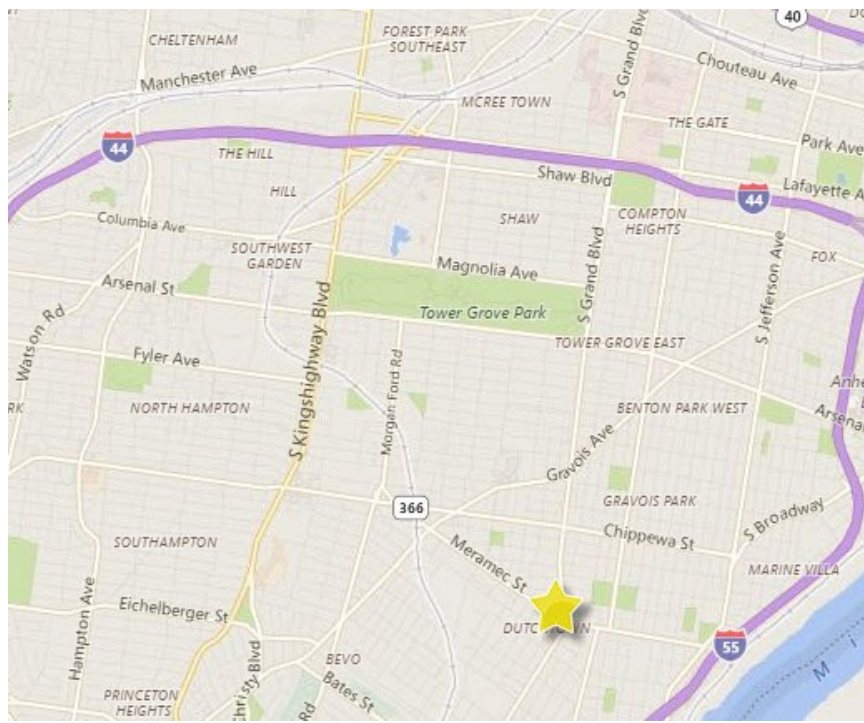
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"All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof."



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