

FOR SALE OR LEASE!
Restaurant/Bar/Retail/Office/
Investment Building

PROPERTY ADDRESS:
3523 N. Broadway
Saint Louis, MO 63147

- Well known diner location for many years!
- Building is available for sale or lease.
- Retail/Restaurant on first floor and possible office or apartment on second floor (optional if leased)
- Building sale includes all contents, furniture, fixtures and some smallwares!
- Located on N. Broadway Ave, just north of Edwards Jones Dome
- This is a great opportunity for an owner user or possible investment property
- Restaurant is currently closed
Must call to set up a showing.



KRAMER COMMERCIAL REALTY, LLC | **Ron & Mark Kramer: 314-502-9155** | **100 Chesterfield Business Parkway**
www.kramercommercialrealty.com | **Ron@Kramercr.com; Mark@Kramercr.com** | **Suite 200, Saint Louis, MO 63005**

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Sale Price:

\$149,500 Real Estate
(includes all equipment and FFE onsite)

Lease Rate:

\$2,000 Monthly Plus NN (Taxes & Insurance)

Parcel #:

1205-00-0090-0

Site Information:

- Gross building area 3,723
(1st floor 2,469 S.F, 2nd floor 1,254 S.F)
 - Year built 1920

(Remodeled over the past 15-20 years)

- 2019 Taxes- \$3,048



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Building/Business Information:

Property is located North of the Edward Jones Dome and just over 2 miles from Lumiere & the popular St.Louis Landing near the Riverfront.

Many businesses and lots of traffic within minutes as well as many attractions such as the St. Louis Arch, Union Station, Scotttrade Center, Busch Stadium, Forest Park, St. Louis Zoo and much more.

This property is on North Broadway, Mallinckrodt is across the street, near produce row, and so many businesses up & down Broadway, property sits right next to Midwest bank with shared parking to the south, also near the popular Crown Candy, schools and churches.

Call today!



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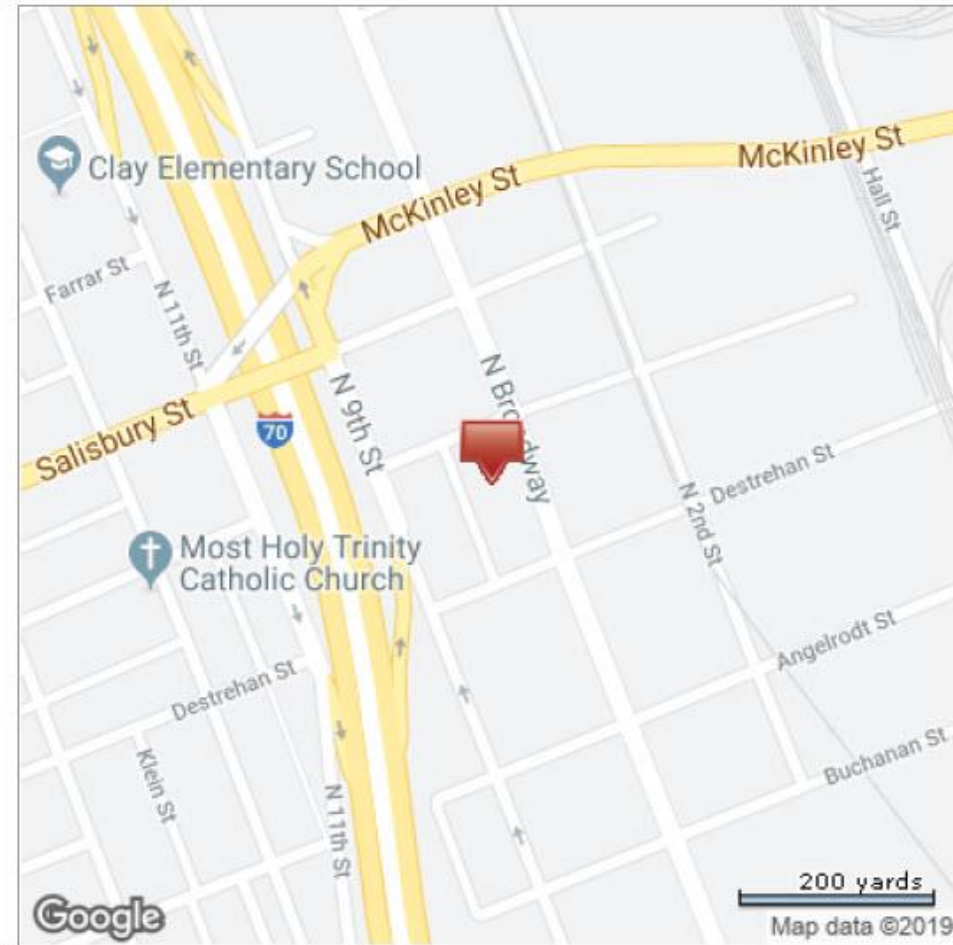
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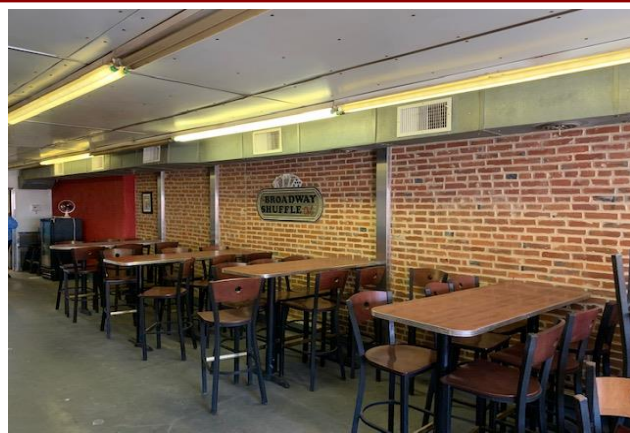


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