



Free Standing Building

Sale Price: \$795,000
Lease Rate: \$6,500 Gross



**CALL TODAY FOR VIEWING.
OPEN & ACTIVE BUSINESS.
DO NOT DISTURB.**

6997 Chippewa St. Louis, MO 63109

Currently set up as restaurant/bar with great patio. The building consists of 6,000 Sq ft. The property could have many potential uses such as office, medical, retail, restaurant, office/warehouse. This is an incredible opportunity to own a great piece of real estate near St. Louis Hills!
Call today to set up a private showing!



Retail/Restaurant/Office

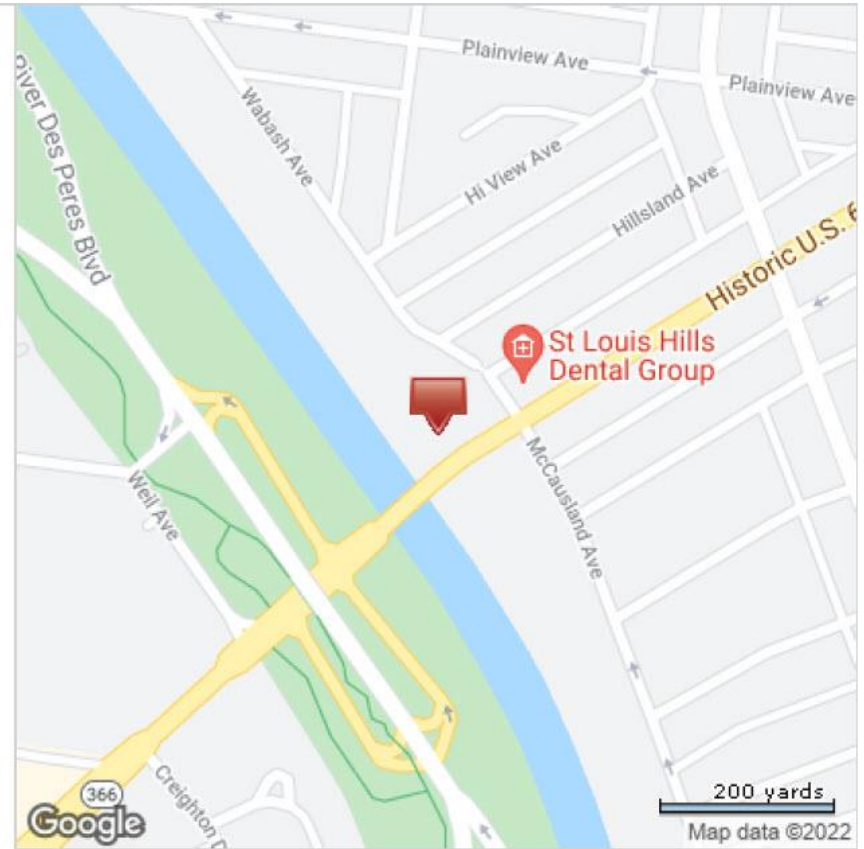
6997 Chippewa
St. Louis, MO 63109

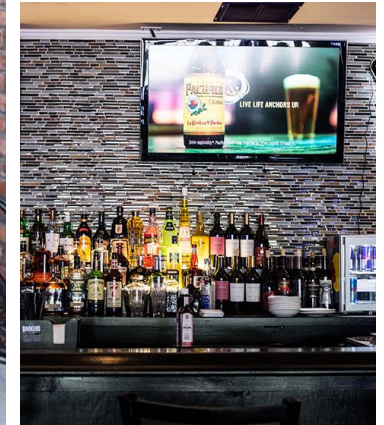
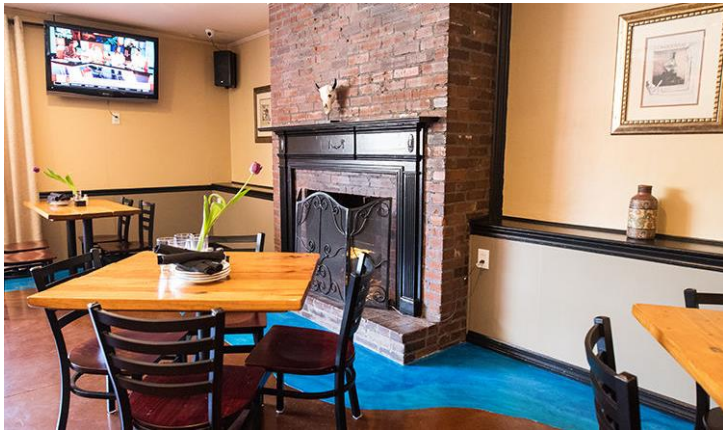
SALE PRICE & LEASE RATE:

\$795,000 Sale Price, Includes all equipment & FF&E
Lease Rate- \$6,500 Gross

BUILDING INFORMATION

- Building Sq. Ft: 6,000
- Tax ID: 6266-00-0420-0
- Zoned "A"
- 2021 Taxes: \$12,110
- A 100+/- Seat Restaurant/Bar
- Multiple improvements over the last few years
- All equipment, furniture and fixtures are included







Retail/Restaurant/Office

6997 Chippewa
St. Louis, MO 63109

CALL TODAY FOR PRIVATE 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

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