



**For Sale-  
Possible Mixed-Use Building**

**Sale Price:**

**\$449,800**



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

*2101 Menard St, St. Louis, MO 63104*

Must-see commercial building located at the corner of Russell and Menard in the popular Souldard neighborhood. The building is 3,458 SF, with an opportunity for a live/workspace, apartment or mixed-use conversion.

Located near many very popular St. Louis destinations including AB-INBEV, Busch Stadium, parks and many popular restaurants. Call today to set up a showing!



# Possible Mixed Use Building

2101 Menard  
St. Louis, MO 63104

## SALE PRICE :

**\$449,900**

**Sale includes real estate & some equipment**

## BUILDING INFORMATION

- Building Sq. Ft: 3,458
  - Land Sq. Ft: 3,075
- Tax ID: 0781:00:001100
  - Zoned Commercial
- 2021 Taxes: \$5,970.42
  - Year Built-1887

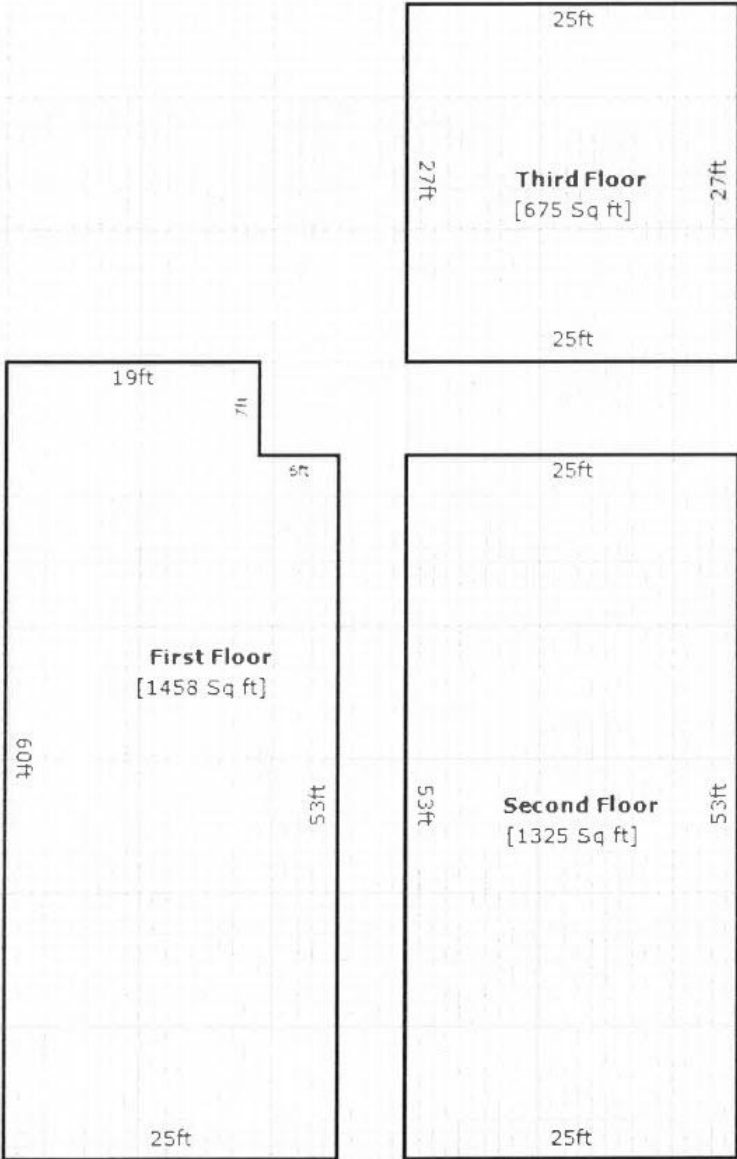


# Possible Mixed Use Building

2101 Menard  
St. Louis, MO 63104

## Property Details:

- Mixed-Use building; perfect for a redevelopment.
- Currently used as 100 seat restaurant with large 75-person patio
- Corner location gives this building great visibility and road frontage.
- The sale also includes all the FF&E.
- The opportunity for income is great. Possible restaurant/bar/patio on first floor and apartments on 2<sup>nd</sup> floor.
- Building has 3 floors with a basement
- Very popular soulard neighborhood near many new developments and known for the 2<sup>nd</sup> largest Mardi Gras in the country
- Soulard is known for its entertainment, music, great bars, fantastic food with a wide variety of choices serving pizza, seafood, BBQ, and burgers!
- The weekend Soulard Farmers Market draws people from all over the region and is well known since 1779. The market offers fresh produce, home made food and bakery items







# Possible Mixed Use Building

2101 Menard  
St. Louis, MO 63104

CALL TODAY FOR 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.