



CALL TODAY FOR MORE
INFORMATION!

This is an incredible investment/development opportunity in the highly sought after and historic Soulard neighborhood. Soulard has hundreds of new apartments being constructed. Home to some of STL's most well-known bars and restaurants. The property is centrally located on 7th Street with great visibility, between the St. Louis Arch, Busch Stadium and AB-INBEV. Call today to learn more and set up a showing!



Soulard Properties For Sale!

REAL ESTATE, LAND, FF&E PRICE

\$2,295,000

(Includes land, buildings, and some FF&E)

BUILDING & LAND INFORMATION

- 700 & 702 Soulard, 1713, 1717, 1721, 1725, 1729 S. 7th Street, St. Louis
- 25,849 Sq Ft - Total Lot Size
- 10, 279 Sq Ft- Total Building Size
- Parcel #s- 0372-00-0180-0, 0372-00-0175-0, 0373-00-0110-0, 0373-00-0120-0, 0373-00-0130-0, 0373-00-0140-0,
- 2 Separate buildings included in sale. 5,376 Sq Ft is fully leased and 5,493 Sq ft restaurant
- Sale includes 7 parcels.
- One part of warehouse is separate but could be available.



Soulard Properties For Sale!

BUILDING INFORMATION

- The sale includes a 4,231 Sq ft 2 story restaurant with some furniture, fixtures and equipment and beautiful patio as well as a 6,048 sq ft leased warehouse, with an additional 5 parcels that include all parking lots. (one part of warehouse is separately owned and maybe available)
- 7 parcels totaling 25,849 gross land area with lease income already in place.
- The other 5 parcels consists of parking lots shared by both restaurant and warehouse space currently.
- Restaurant building had extensive renovations in 2017
- This is a rare opportunity in the soulard area with many popular St. Louis attractions near by.
- Just 2 blocks from the popular Soulard farmer's market.
- This is a great development opportunity, owner/user or add to investment portfolio.





Soulard Properties For Sale!

CALL TODAY FOR PRIVATE SHOWING.
OPEN & ACTIVE BUSINESS. DO NOT DISTURB STAFF.

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