# HISTORIC SCHOOL HOUSE, CHURCH, <u>PARKING LOTS AND</u> <u>RETAIL/MULTI FAMILY</u>

### **PROPERTY ADDRESS:**

1908 S 13<sup>th</sup> St, 1321 Russell Blvd, 1200 Allen Market Ln, 1216 Allen Ave, 1222 Allen Ave, St. Louis, MO 63104

- 3 Buildings and 2 lots for sale!
- Can be purchased as a package or individually.
- Located near the Soulard neighborhoods
- Many upsides in all properties with many potential uses.
- Possible office, medical, retail, restaurant or many more uses.
- For sale or lease, bring offers
- Call today for details!



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

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# Sale Prices:

1200 Allen Market Ln- \$450,000 1216-1220 Allen- \$490,000 1222 Allen Ave- \$900,000 1321 Russell- \$289,000 1908 S 13<sup>th</sup> Street- \$250,000

## Lease Rate:

Only long term leases will be considered. Properties to be leased in as-is condition.

Terms to be negotiated.

# <u>Tax Id #'s:</u>

0679-00-0080-0 0679-00-0025-0 0679-00-0015-0 0673-02-0010-0

### 0678-01-0005-0

# Site Information:

1200 Allen Market Ln

- 4,250 building SF (+/-)
  - 2,500 Lot SF (+/-)
  - 3 story building
  - 2017 Tax \$1,293

### 1216 Allen Ave

- 6,144 building SF (+/-)
  - 7,579 Lot SF (+/-)
- 2 story building with loft
  - 2017 Tax \$6,505

1222 Allen Ave

- 6,254 building SF (+/-)
  - 5,881 Lot SF (+/-)
  - With Living quarters
    - 2017 Tax \$6,883

# Site Information:

1908 S 13<sup>th</sup> Street (Lot Only)

- Lot size 4,169 SF (+/-)
  - 2017 Tax \$1,259

1321 Russell Blvd (Lot Only)

- Lot size 10,650 SF (+/-)
  - 2017 Tax \$1,794

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This is a rare Soulard opportunity to purchase or lease these properties. So much development potential for many varieties of uses! 3 buildings, 2 parking lots are all on the market as a possible package for the right buyer! Purchase individually with parking if needed.
Buildings are perfect for retail, restaurant/bar, multi use, possible living quarters, creative offices, or special use.

Located next to the popular Soulard and Benton Park neighborhood.

Must see!



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## <u>School House Building:</u> 1216-1220 Allen- \$490,000

- Perfect for banquet, restaurant, nightclub or special use
- 1,400 Sq. Ft. patio

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- Handicapped accessible
- Stained glass windows, stage, dance floor and much more!
- Call today to see this historic opportunity!











## Church/Rectory Building: 1222 Allen Ave- \$900,000

- Historic Church
- Sale includes a 3 story living quarters
- Living quarters
- Church is 6,254 Sq. Ft. +
- Full basement
- Many potential uses
- Detailed brick work











## Retail/Multi Family/Special Use 1200 Allen Market Ln- \$450,000

- Corner building
- Complete remodel is needed
- Building is vacant
- Huge potential
- Popular Soulard location
- All brick building

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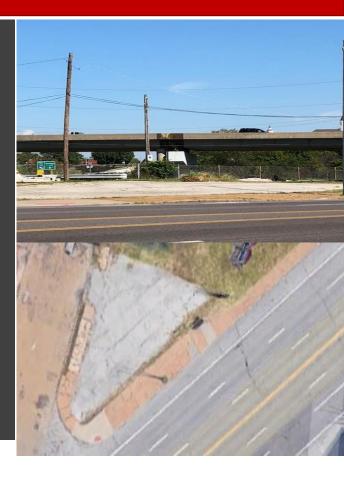
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<u>1321 Russell Blvd</u> \$289,000 Parking lot 30 + Cars Lot sq ft- 10,650

<u>1908 S 13th Street</u> \$250,000 Parking lot Lot sq ft- 4,169





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