

HISTORIC SCHOOL HOUSE, CHURCH, PARKING LOTS AND RETAIL/MULTI FAMILY

PROPERTY ADDRESS:

1908 S 13th 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 | **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.

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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 13th Street- \$250,000

Lease Rate:

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

Tax Id #'s:

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 13th 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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School House Building:

1216-1220 Allen- \$490,000

- Perfect for banquet, restaurant, nightclub or special use
 - 1,400 Sq. Ft. patio
 - 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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1321 Russell Blvd

\$289,000

Parking lot

30 + Cars

Lot sq ft- 10,650



1908 S 13th Street

\$250,000

Parking lot

Lot sq ft- 4,169



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