

FOR SALE

0.78 ACRE RETAIL SITE

4298 Chippewa Street | St. Louis, MO 63116

(Sale includes 3822 & 3824 Morgan Ford Road)



PROPERTY HIGHLIGHTS

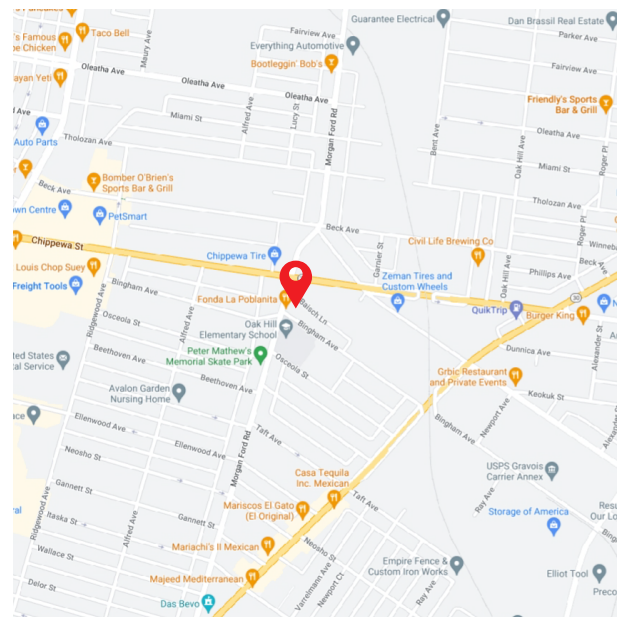
- Former fast food site
- 0.78 acres
- Situated in densely populated area
- Located in a high traffic corridor between Kingshighway Boulevard and Gravois Avenue

SALE PRICE: \$350,000

	1 MILE	3 MILES	5 MILES
POPULATION	24,836	149,741	323,518
HOUSEHOLDS	3,020	16,985	44,559
AVERAGE HH INCOME	\$113,044	\$96,513	\$84,517

TRAFFIC COUNT

Chippewa Street 17,989 VPD (MPSI 2018)



49FIFTY
REAL ESTATE

139 W. Monroe Ave, Suite 200
St. Louis, MO 63122
www.4950RealEstate.com

Bommarito Office Center

"Bommarito - Where Price Sells Office Space"

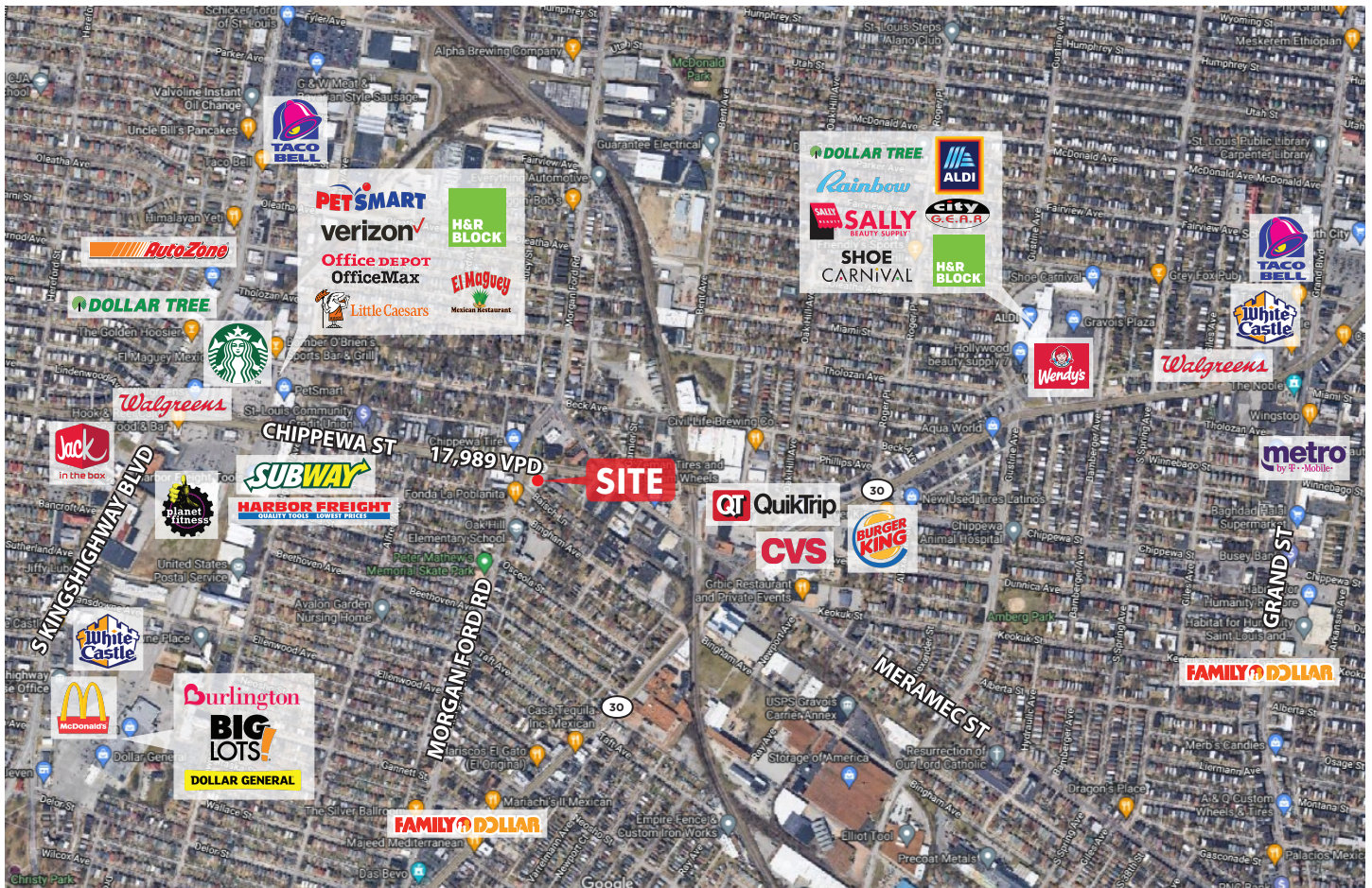
636.794.1840 Office john@4950realestate.com

John T. McDonald, Jr.

314.394.3380 Office

314.495.1039 Mobile

The information above has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



49FIFTY
REAL ESTATE

139 W. Monroe Ave, Suite 200
St. Louis, MO 63122
www.4950RealEstate.com

Bommarito Office Center

"Bommarito - Where Price Sells Office Space"

636.794.1840 Office

John T. McDonald, Jr.

314.394.3380 Office

314.495.1039 Mobile

john@4950realestate.com

The information above has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.