

FOR  
SALE or  
LEASE

SALE PRICE  
\$699,000  
Lease Rate:  
Negotiable

# Restaurant Building

Sale includes building, contents and all furniture  
fixtures and equipment

Almost everything in the building has been remodeled.



8713 Gravois Road, Unincorporated St. Louis County, Missouri 63123



**DO NOT DISTURB BUSINESS.**

*By Appointment Only - Broker Must Be Present*





Please call **Mark or Ron** to learn more and schedule a tour.

**KRAMER COMMERCIAL REALTY, LLC**

[www.kramercommercialrealty.com](http://www.kramercommercialrealty.com)



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# Executive Summary





## Property Highlights



Location

8713 Gravois Road, Unincorporated  
St. Louis County, Missouri 63123



Type of Property

Restaurant



Land Area

0.30 acres (13,087 square feet)



Total  
Building Area

3,093 square feet



Year Built

1947



Land/Building  
Ratio

4.23:1



Parcel  
Identification  
Number

25J:34:0311



Zoning

"C-2", Shopping District

*Sale price*

**\$699,000**





# Market Overview





# Market Overview

## St. Louis, MO

St. Louis, situated near the confluence of the Mississippi and Missouri rivers, is a significant economic hub in the Midwest. The St. Louis economy is expected to experience modest growth in the coming years. Projections indicate a 0.4% increase in home values by May 2024 and a 1.7% rise by October 2025, suggesting a stable real estate market.

### Economic Indicators:

**Gross Domestic Product (GDP):** In 2022, the GDP of Greater St. Louis was approximately \$178.66 billion, reflecting a steady economic performance.

Source: STATISTA

**Employment:** As of November 2024, the civilian labor force in the St. Louis, MO-IL area was about 1.508 million, with an employment figure of approximately 1.458 million, indicating a stable job market. Source: BUREAU OF LABOR STATISTICS

### Major Employers:

St. Louis is home to several Fortune 500 companies, including:

- Centene Corporation
- Emerson Electric
- Reinsurance Group of America
- Edward Jones
- Graybar Electric
- Ameren

These corporations play a significant role in the local economy, providing employment and contributing to the city's economic stability.

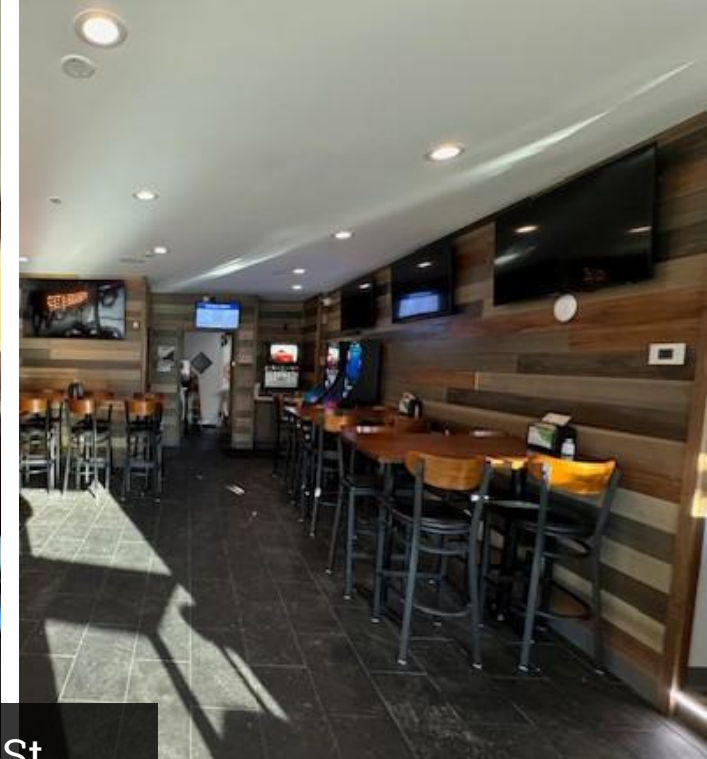




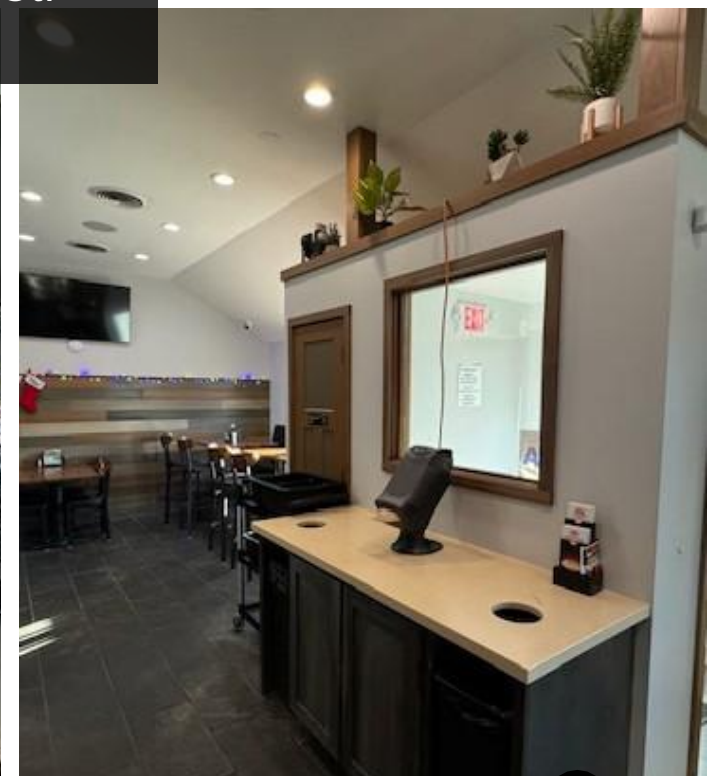
8713 Gravois Road, Unincorporated St.  
Louis County, Missouri 63123







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**FOR  
SALE**

# Restaurant Building

Sale includes building, contents and all furniture  
fixtures and equipment

**SALE PRICE  
\$750,000**



8713 Gravois Road, Unincorporated St. Louis County, Missouri 63123

C o n t a c t

**MARK KRAMER & RON KRAMER**



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