



Sale Price \$395,000



**CALL TODAY FOR VIEWING.
MUST HAVE APPOINTMENT TO TOUR**

Investment Opportunity/SALE LEASEBACK!

Address:
3147 Cherokee
St. Louis, MO 63118

Fantastic investment property for sale!
Seller will sign a new 5 Year lease at closing, (lease to be
mutually agreed upon)
Call for showings.



3147 Cherokee St,
St. Louis, MO 63118

BUILDING & LAND INFORMATION

- Restaurant tenant will sign new lease at closing. (mutually agreed upon terms)
 - Potential apartment income on second floor.
 - Great Investment Opportunity
 - Mixed Use Building (2,752 SF Building)
 - Many building upgrades
 - Year Built 1909
 - Parking in rear and street
 - 2024 Real Estate Tax \$6,617.80

Outstanding income-producing investment opportunity!

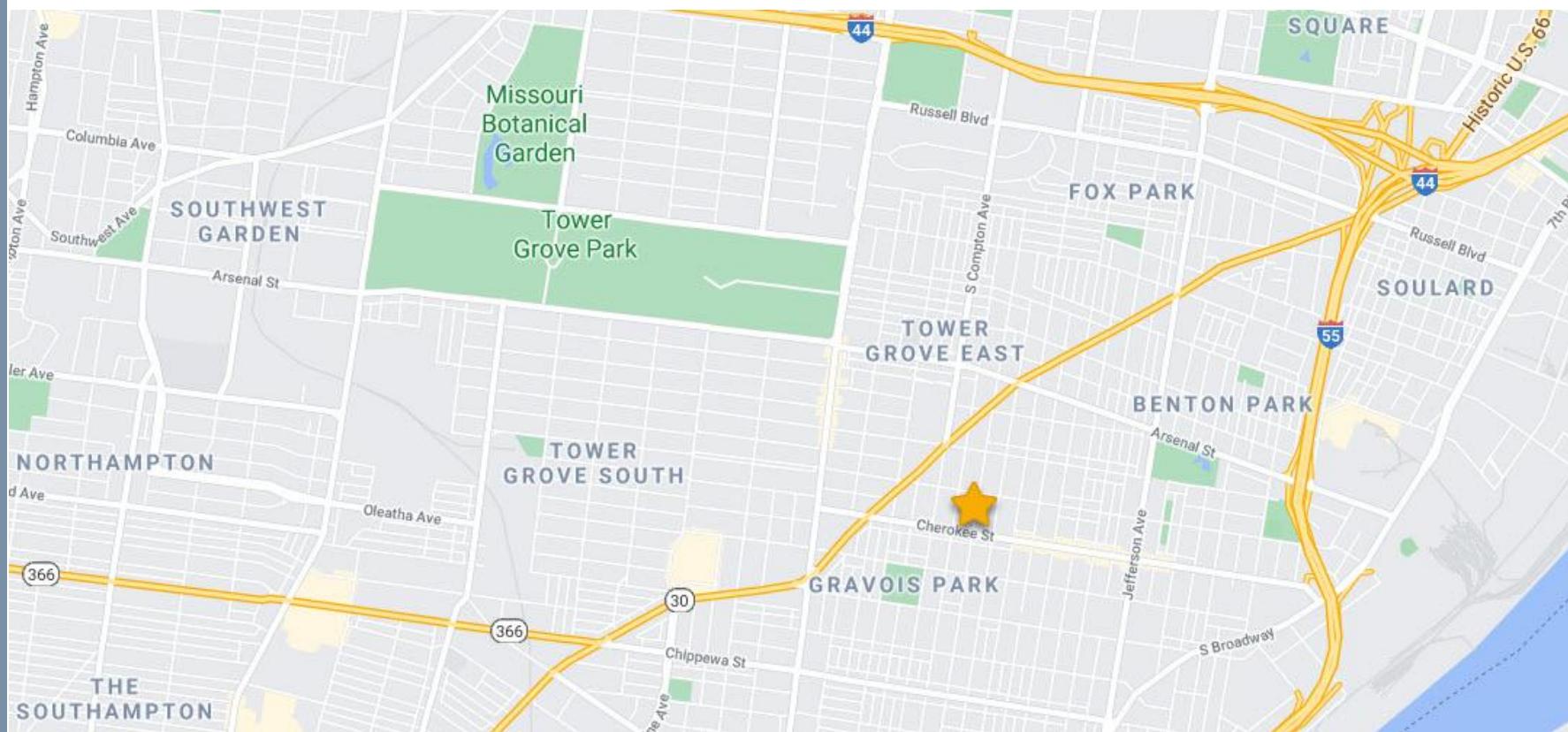
This well-maintained, mixed-use building offers potential for strong cash-flow. Seller will execute a new 5-year lease at closing (terms to be mutually agreed upon), providing immediate income. The spacious second floor, currently configured as restaurant space, offers excellent flexibility and can be converted back to a 2-bedroom apartment, creating additional rental income. This is a solid building with an opportunity for multiple revenue streams and value-add potential.

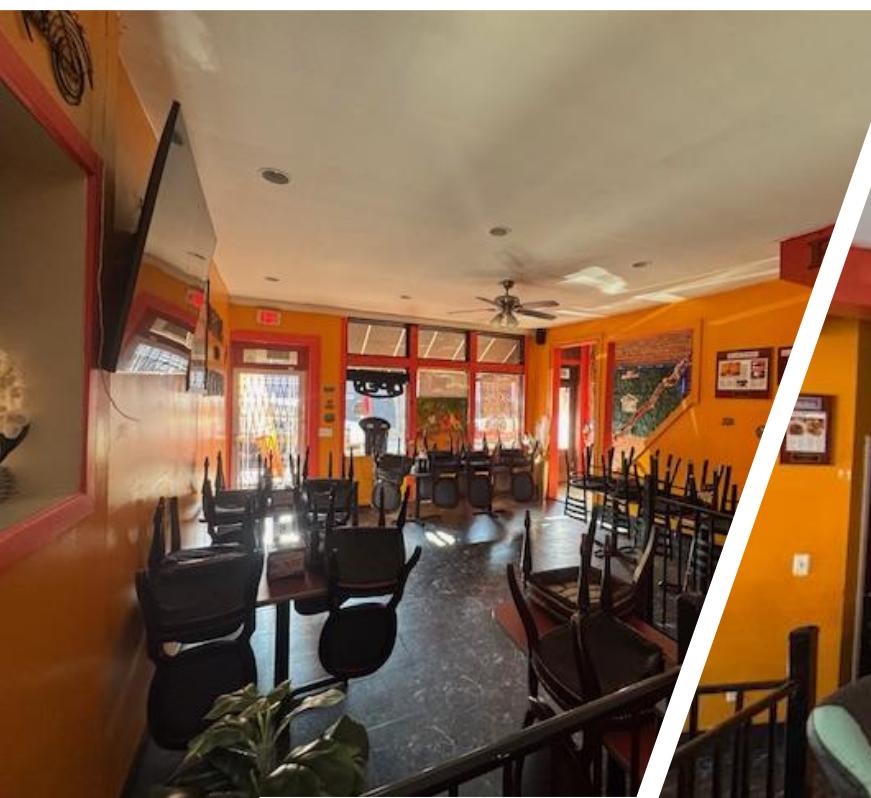
KRAMER COMMERCIAL REALTY, LLC

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| Ron & Mark Kramer: 314-502-9155

| 100 Chesterfield Business Parkway







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St. Louis, MO 63118

CALL TODAY FOR SHOWING.
Agent must be present

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