

1410 – 1414 NORTH BROADWAY

ST. LOUIS, MO 63102

DRASTIC PRICE REDUCTION



Contact Information

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Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ 19,800 SF in a three-story brick structure
- ▶ Fully sprinklered building
- ▶ 50% office with 1st Floor showroom
- ▶ Rear off-street parking
- ▶ Kitchenettes on two floors
- ▶ Basement space with over 8,000 SF
- ▶ Optional 3rd Floor Live/Work environment
- ▶ Historic Registry Site that has been beautifully restored
- ▶ Located blocks from the St. Louis Convention Center and The Four Seasons
- ▶ **Sale Price: \$1,250,000 \$995,900**

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HARDWOOD FLOORING THROUGHOUT



CUSTOM DESIGNED OFFICE



SUITES WITH CUSTOM DEMISING DOORS



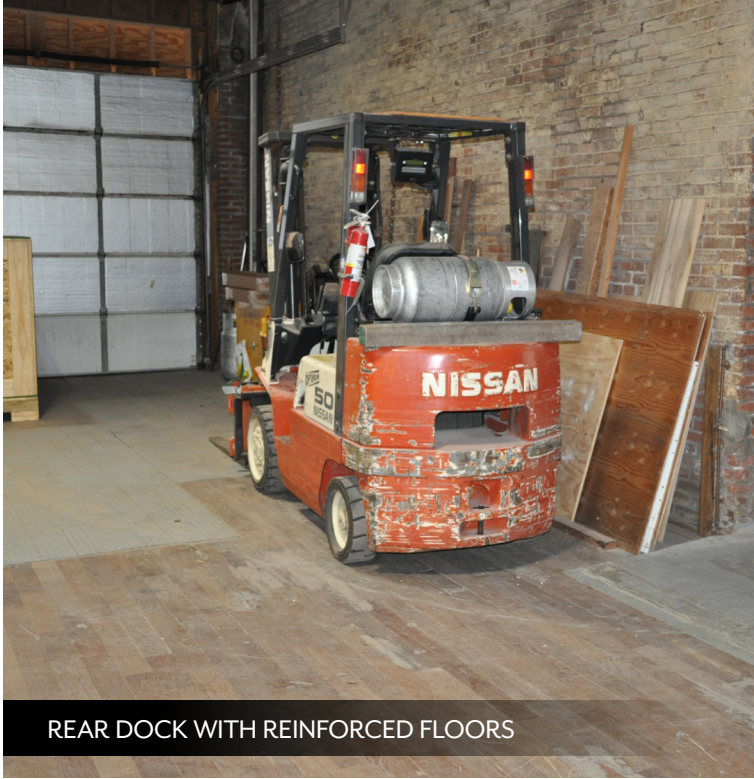
MEN AND WOMEN RESTROOMS ON 3 FLOORS

Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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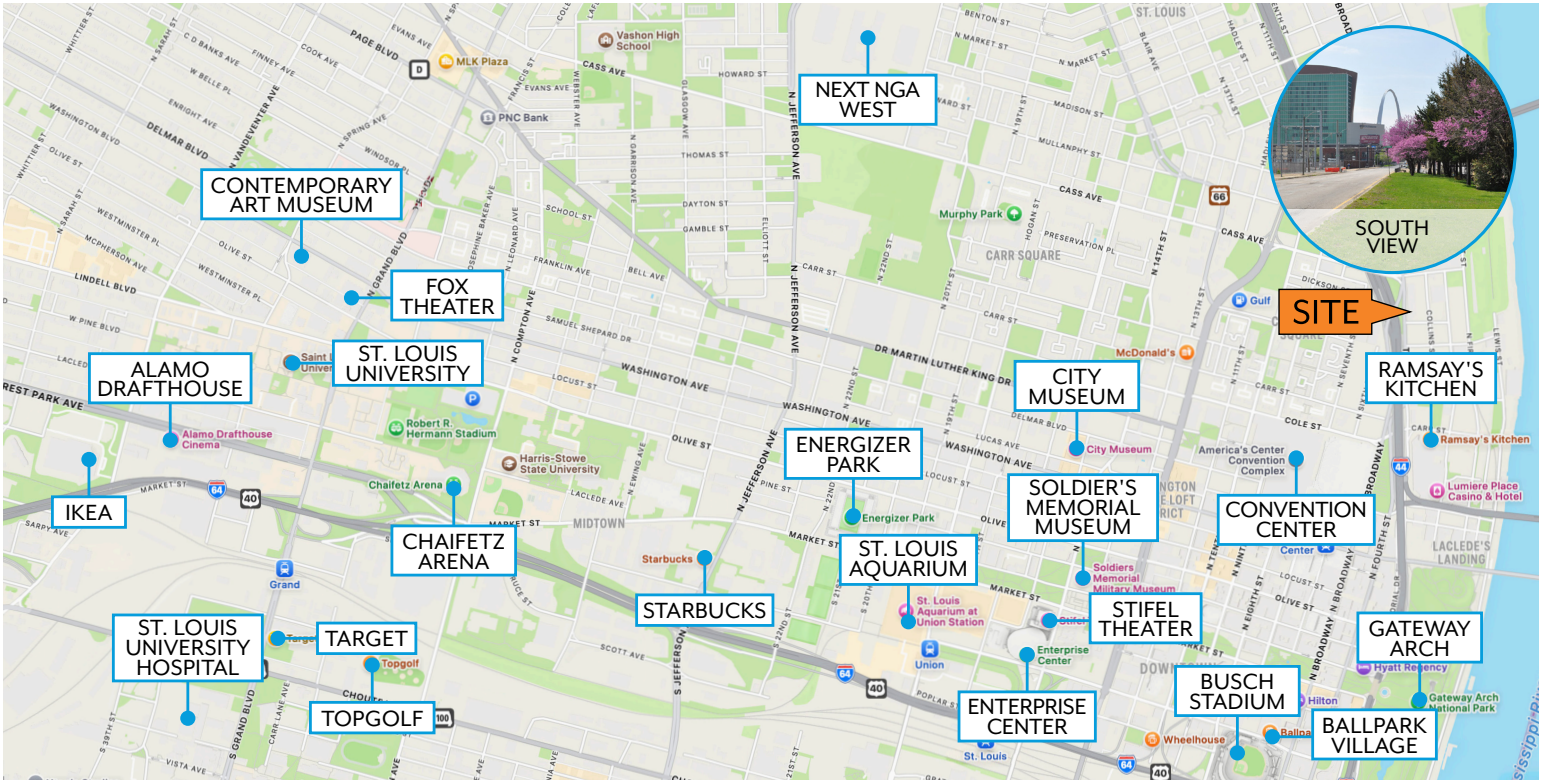
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REAR DOCK WITH REINFORCED FLOORS



ELEVATOR SERVING ALL 3 FLOORS + BASEMENT



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