

5400 – 5404 MAGNOLIA AVENUE

Saint Louis, Missouri 63139



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

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INVESTMENT HIGHLIGHTS

- ▶ **Prime Corner Location on The Hill** – High-visibility site at Magnolia and Macklind
- ▶ **Flexible Sale Structure** – Available as a 3-building package or individually
- ▶ **Existing Rents Well Below Market** – Month-to-month leases and upcoming expirations create repositioning opportunity
- ▶ **Vacant Storefront Ready for Redevelopment** – Immediate upside with one vacancy and flexible tenant terms
- ▶ **Ideal Infill Development Site** – Strong multi-family or mixed-use potential in one of the most stable neighborhoods in St. Louis
- ▶ **Multiple Paths to Value Creation** – Redevelop, re-lease at market rates, or hold for income with upside



\$550,000

PORTFOLIO
SALE PRICE

5400 Magnolia Avenue

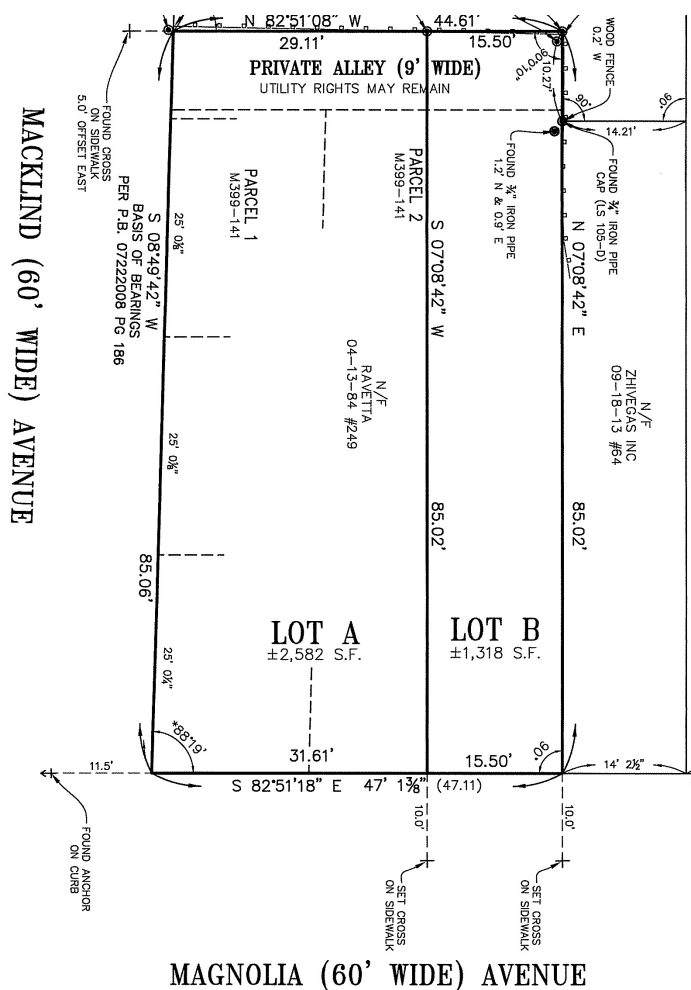
2,851 SF of Mixed Use Retail and Residential
\$330,000

5402 Magnolia Avenue

900 SF of Office
\$125,000

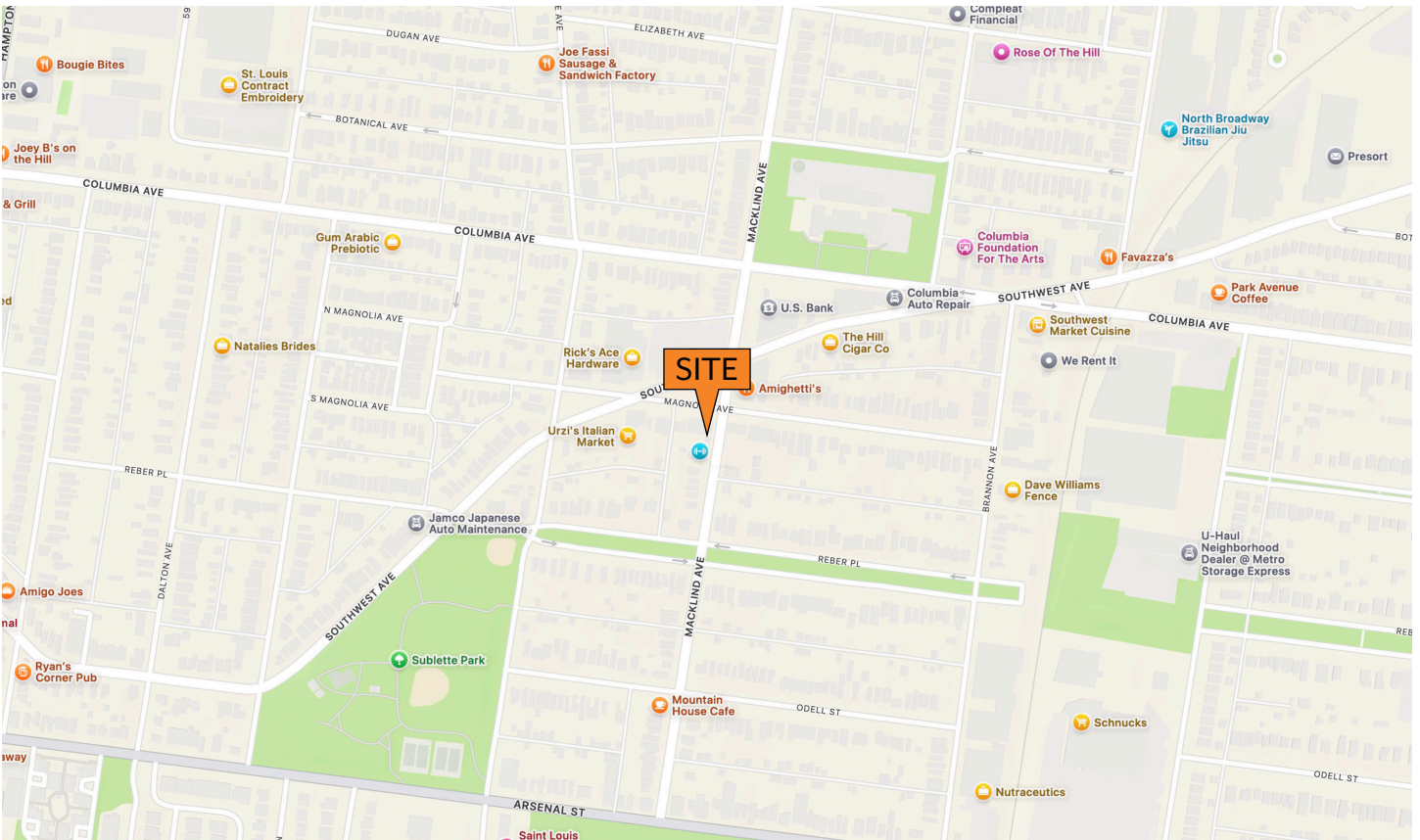
5404 Magnolia Avenue

800 SF of Residential
\$95,000



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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