



TURNKEY AUTO BODY FACILITY

SCAN HERE!

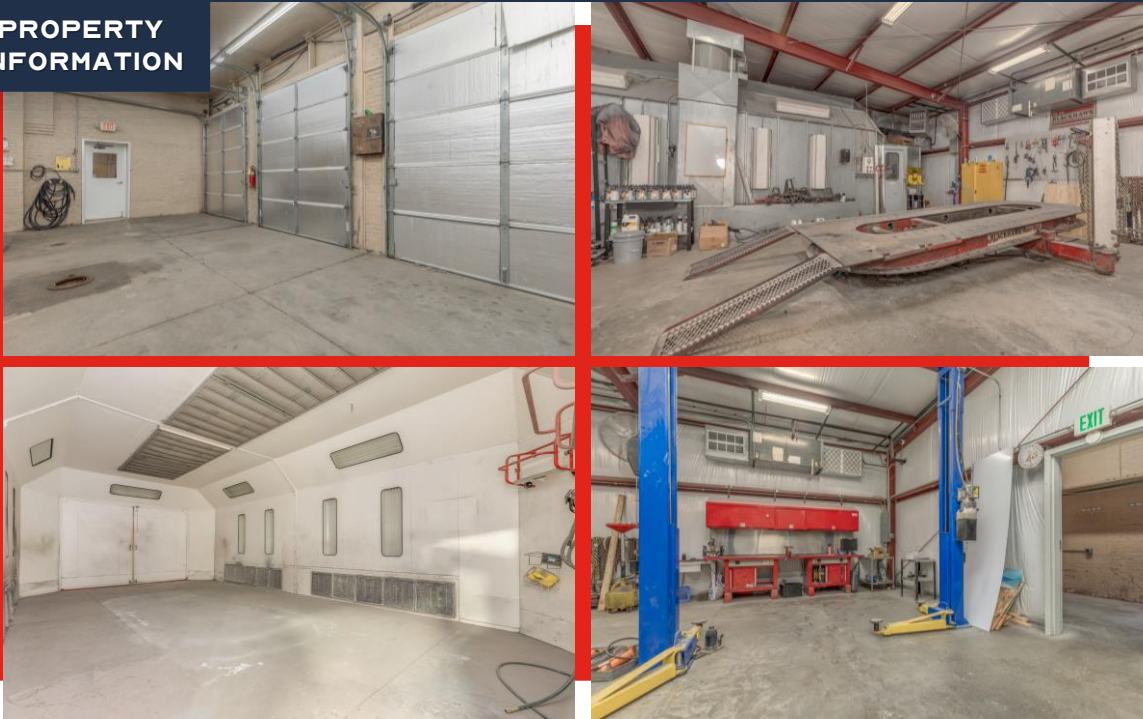


EDDIE CHERRY, CCIM

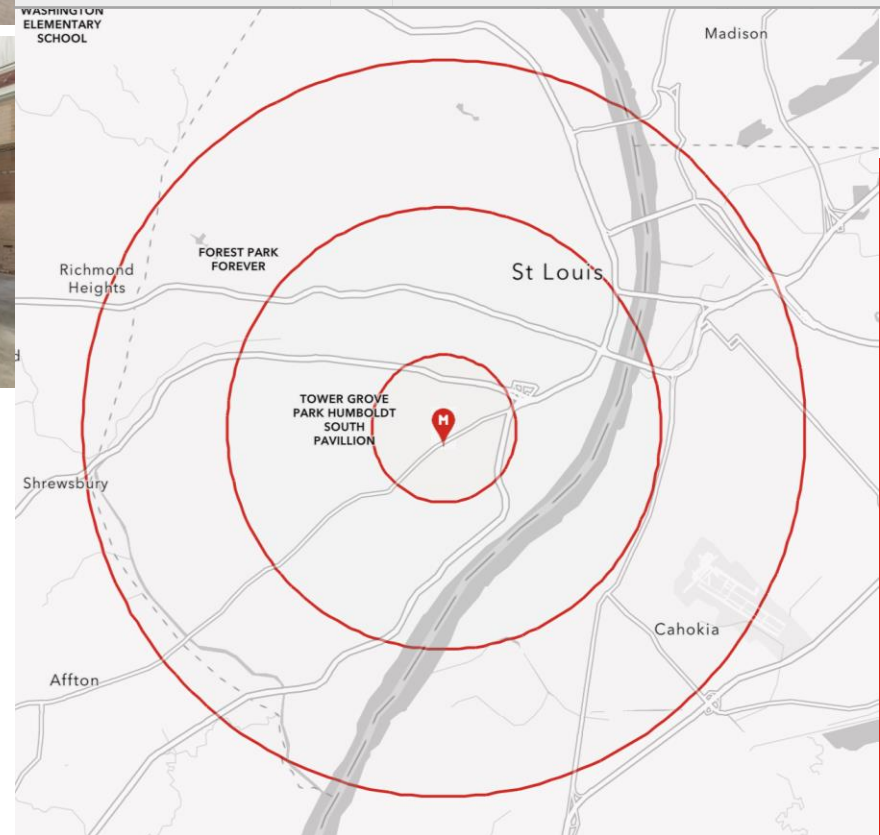
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**2855 MAGNOLIA AVENUE
ST. LOUIS, MO 63118
3,292 S.F. | 7 BAYS
\$5,500/MO. N.N.N. OR \$750,000**

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	26,010	144,226	295,670
HOUSEHOLDS	12,447	71,888	145,501
AVERAGE HH INCOME	\$104,492	\$85,078	\$86,096



- **TURNKEY AUTO BODY FACILITY.**
- **FFE INCLUDED.**
- **7 DRIVE-IN DOORS. PAINT BOOTH INCLUDED.**
- **100% AIR-CONDITIONED BUILDING.**
- **EXTENSIVELY REMODELED 2015. NEW ROOF 2023.**
- **CLEAN ENVIRONMENTALS.**

SCAN HERE!

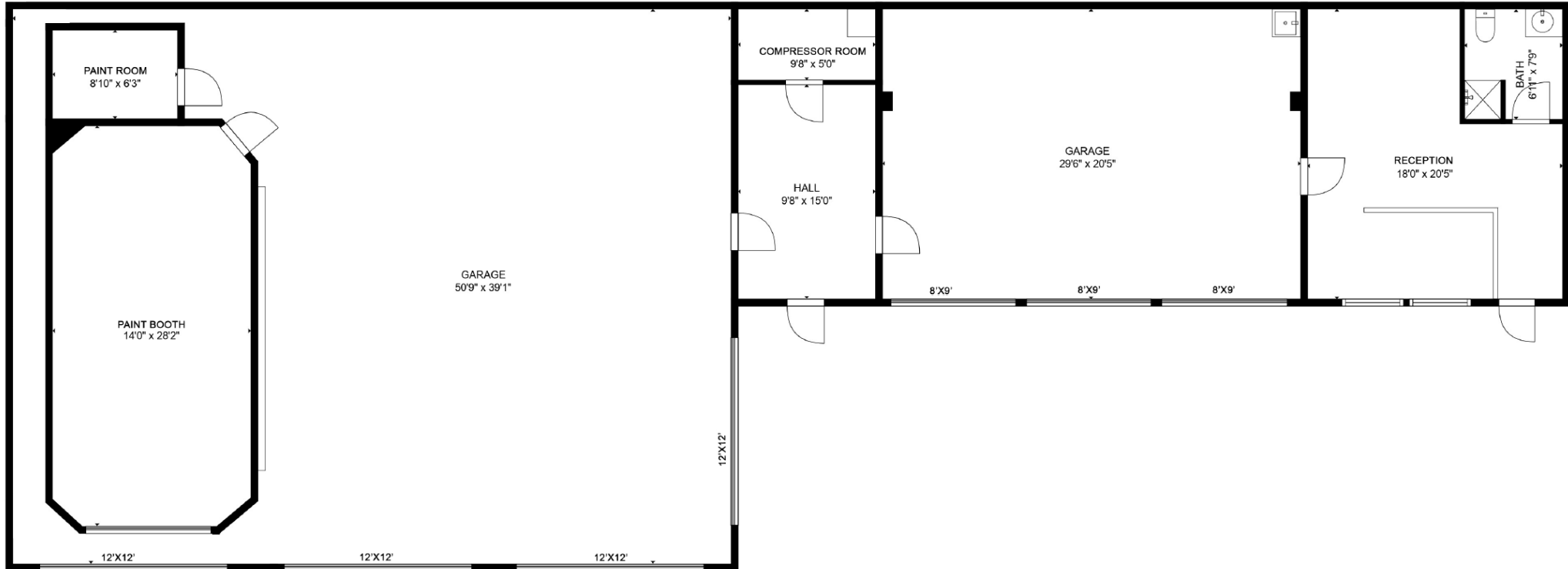


EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

2855 MAGNOLIA AVENUE
ST. LOUIS, MO 63118
3,292 S.F. | 7 BAYS
\$5,500/MO. N.N.N. OR \$750,000

SITE PLAN



SCAN HERE!



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113

Eddie@ManorRealEstate.com

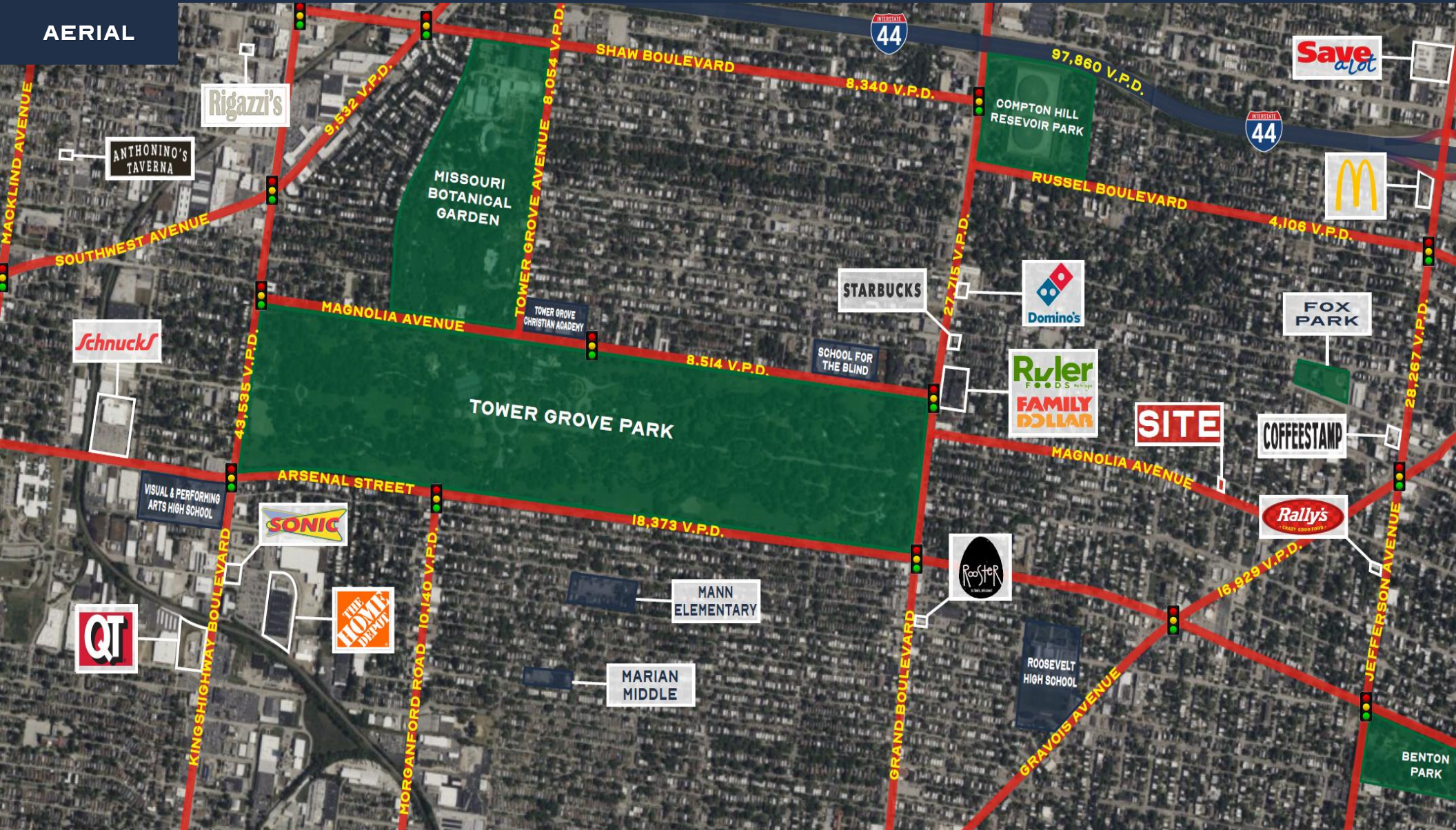
2855 MAGNOLIA AVENUE

ST. LOUIS, MO 63118

3,292 S.F. | 7 BAYS

\$5,500/MO. N.N.N. OR \$750,000

AERIAL



SCAN HERE!



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
 Eddie@ManorRealEstate.com

**2855 MAGNOLIA AVENUE
 ST. LOUIS, MO 63118
 3,292 S.F. | 7 BAYS
 \$5,500/MO. N.N.N. OR \$750,000**

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.