



LUXRECO
LUXEMBERG REALTY CO



Mixed Use, Multi-Tenant on Gravois
8213-21 Gravois Road, Saint Louis, MO 63123

Retail, Office, Warehouse & Workshop

**FOR
SALE**

Property Details

OFFERED AT \$675,000

Current Zoning Commercial (C2)

Building Size 13,423 SF

Lot Size 0.41 Acres

Year Built 1937

2023 Taxes \$18,512

Traffic Count 18,049 VPD

Tenants 2 of 3 Leased

Utilities All

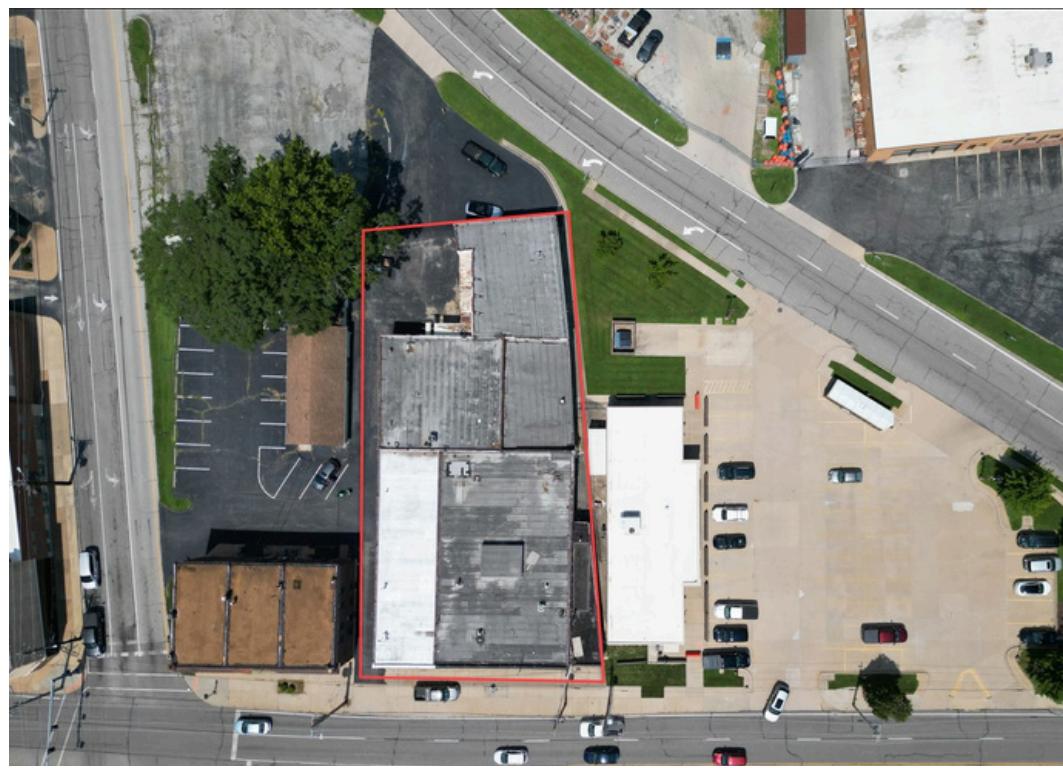
Electric 220V 3 Phase (2020)

Retail Heat/Cool

Office Heat/Cool

Shop Heat

Warehouse Heat





8213-21 GRAVOIS RD Saint Louis, MO



LuxREco is a Missouri licensed real estate brokerage. Although information has been obtained from sources deemed reliable, neither Owner nor LuxREco makes any guarantee, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions, or estimates are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor LuxREco accepts any liability for any loss or damage suffered by any party resulting from reliance on this information.

Location

2 MILE RADIUS NUMBERS:

- Population 55,542
- Average Household Income \$76,514

AREA BUSINESSES:

- Sharp Shooters Range & BBQ
- Mid America Arms
- Walgreens
- 9 Mile Garden
- QuikTrip
- Federhofer's Bakery
- Schnucks
- Club Car Wash
- And More...



Greg Hayden
LuxRLTY@aol.com
314 892 5200
314 363 4939 (call or text)