



**312-316 N 8TH STREET
SAINT LOUIS, MISSOURI**

FOR SALE OR LEASE

312-316 N 8TH STREET

MARKET AERIAL + DETAILS

TOMMY LEONARD

314.408.7400 (OFFICE)

314.675.5240 (MOBILE)

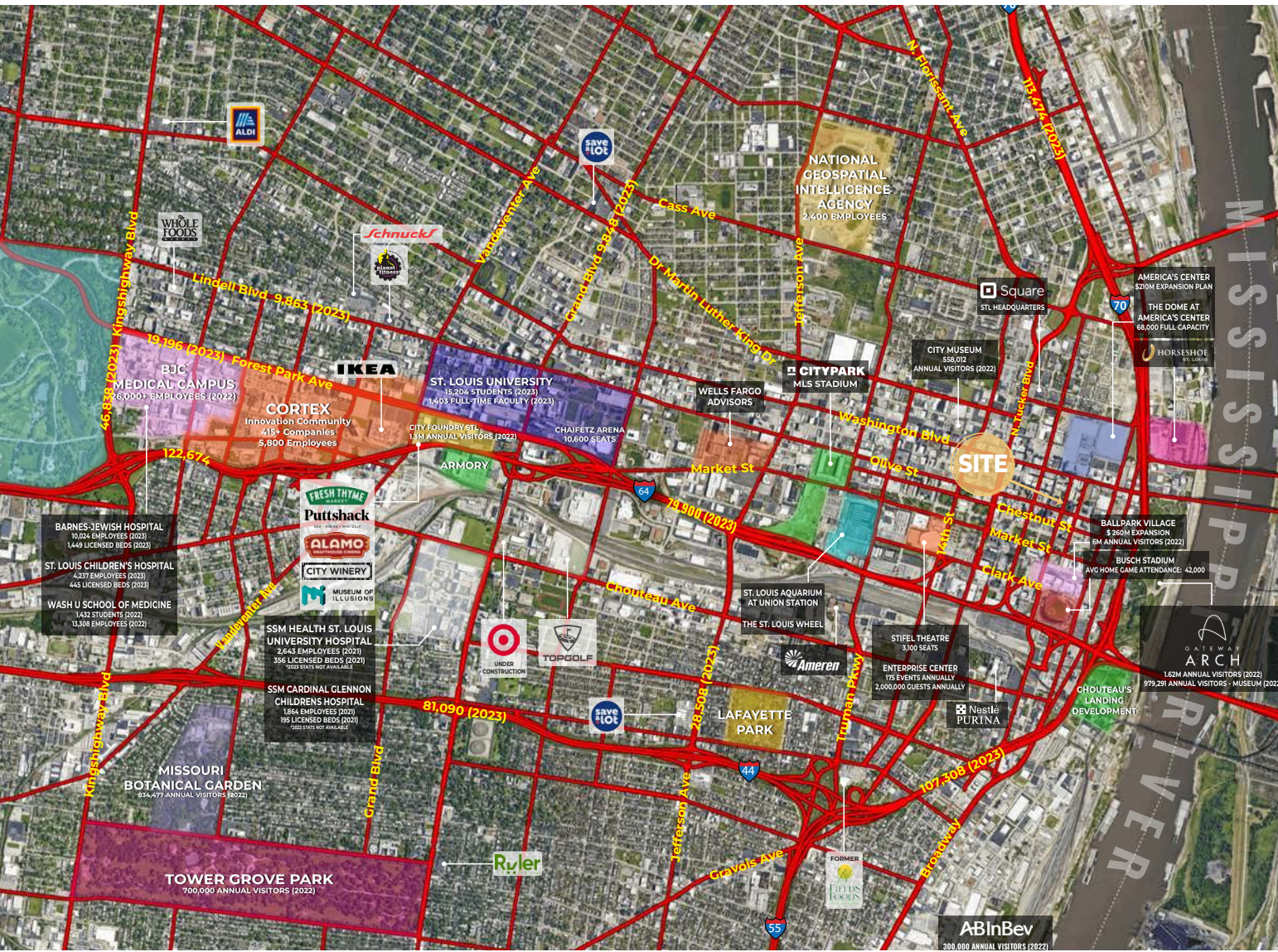
TLeonard@LCCap.com

ROB GOLTERMANN

314.408.7400 (OFFICE)

314.267.7497 (MOBILE)

Rob@LCCap.com



- 28,851 SF HISTORIC BUILDING FOR SALE
- SALE PRICE: \$1,750,000
- 6 STORIES WITH ROOFTOP DECK
- MIXED-USE BUILDING, INCLUDING EVENT SPACE, OFFICE AND 2 LARGE RESIDENTIAL PENTHOUSES
- COMPLETELY RENOVATED FLOORS THAT ARE READY FOR IMMEDIATE OCCUPANCY
- TALL CEILINGS
- FULLY SPRINKLERED
- SIGNAGE AVAILABLE

**LCG CAPITAL
MANAGEMENT**

www.LCCap.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.