



**2201 Edwards St., St. Louis 63110**

*Unique Mixed Use Property on the Hill*



## Property Details:

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- ◇ Rare opportunity to purchase a mixed-use property located in The Hill neighborhood in St. Louis. The Hill is an iconic part of the history of St. Louis which goes back to the 1880's.
- ◇ The Hill exudes a unique blend of community and style, featuring superb upscale restaurants, trattorias, shops, pizzerias, delis, bakeries, a brewery, and a bocce ball garden.
- ◇ The property is centrally located in a residential neighborhood close to Forest Park, Barnes Hospital, Washington University Medical Center, The Botanical Gardens, and Tower Grove Park.
- ◇ The building comprises a 3,263 square foot residence on the top level with 4 bedrooms and 2 baths. Features include an elevator, and a large living room for entertaining. The residence includes a large master with bath with lots of closet space, laundry room, an office, a large covered porch in the back, and an attached garage.
- ◇ There are two commercial spaces on the main level including a 1,000 sq foot deli.
- ◇ The larger commercial space is a salami manufacturing facility which is 5,007 square feet. The first floor has a food processing room, a cooking room with an oven, refrigeration, a stock room, and storage. Of the 5,007 square feet approximately 2,400 square feet is in the basement which has a drying room, a machine room, a washing room, and coolers.

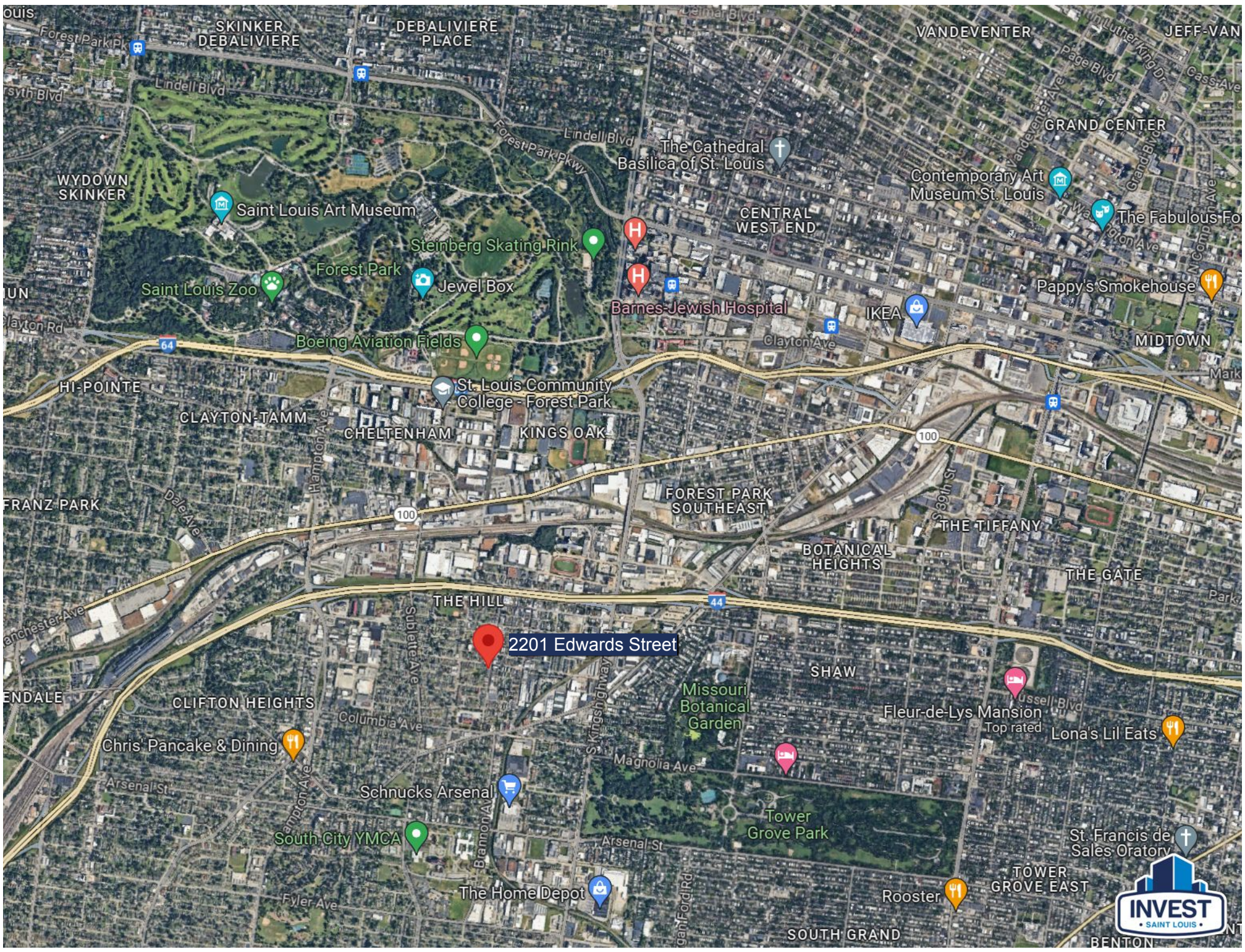


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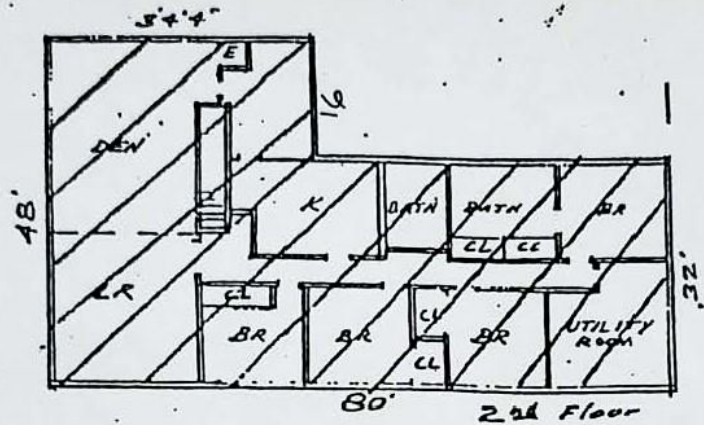
- ◇ The property has been well-maintained and is in great condition.
- ◇ This property would be ideal for someone to occupy the residence and use the commercial spaces downstairs for their business. It would also be a great option for a business to occupy part or all of the building and lease the other spaces out.
- ◇ There is the potential for the residence to be rented as an Airbnb, a medium or long-term rental, an event space, or possibly converted to be part of the commercial space below.
- ◇ There is also the opportunity to live in the residence and lease the two commercial spaces below.
- ◇ The average starting lease price per sq ft was \$16.78 in 63110 based on 21 recent leases.
- ◇ Please inquire for additional information about the property.



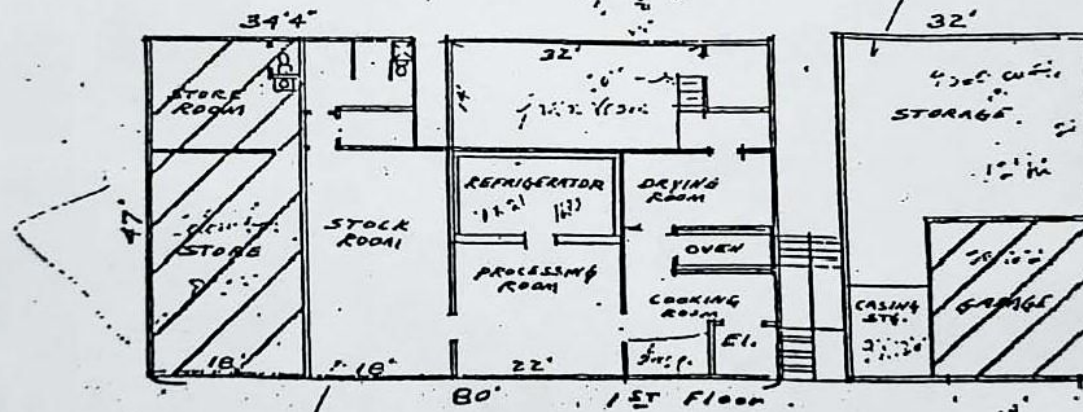


2201 Edwards Street

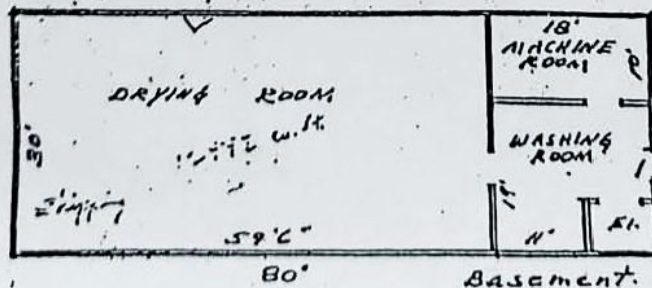




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C.O. DE. Sams, Inc. factory at 375



Floor Plan Sketch  
2201 EDWARD ST.  
ST. LOUIS, MO.





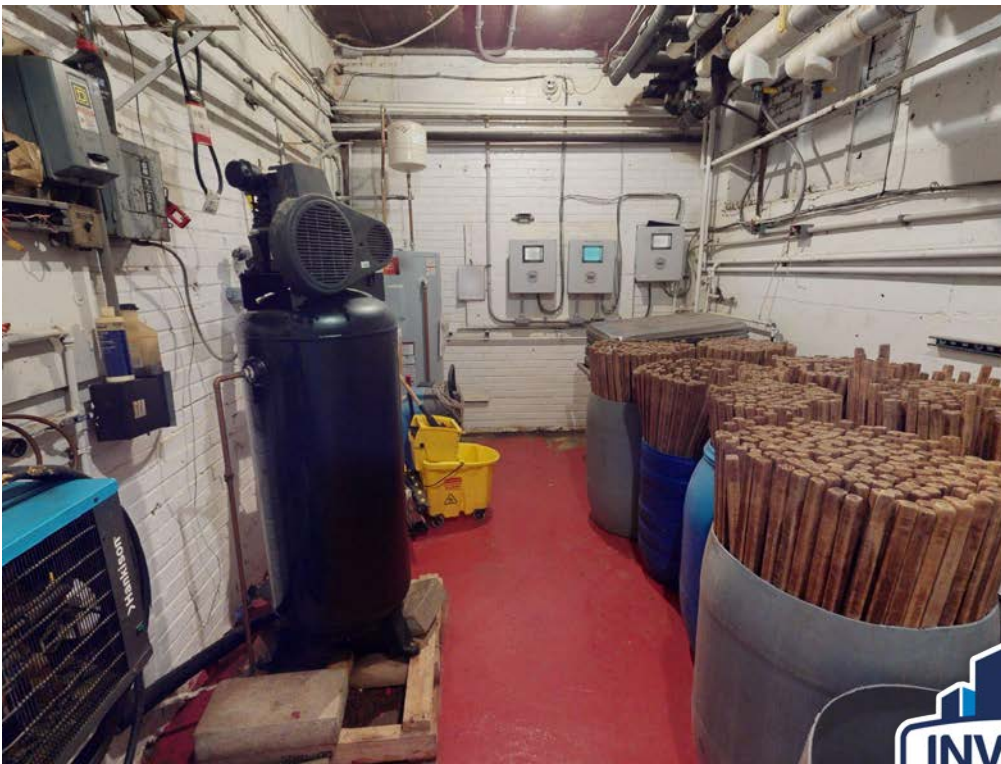








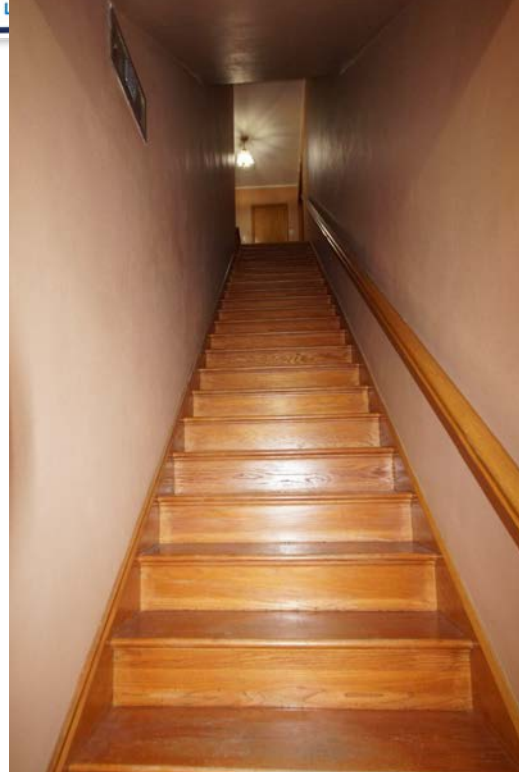
























## **Invest St. Louis**

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*Invest St. Louis is a licensed real estate  
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**2201 Edwards Street,  
St. Louis, MO 63110**

**Priced at:**

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**\$1,450,000**

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**Paying Buyer Agents 1.5%**

### **Contact:**

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