



RARE OWNER-USER OPPORTUNITY

SCAN HERE!



EDDIE CHEERY, CCIM **BEN CHEERY, CCIM**

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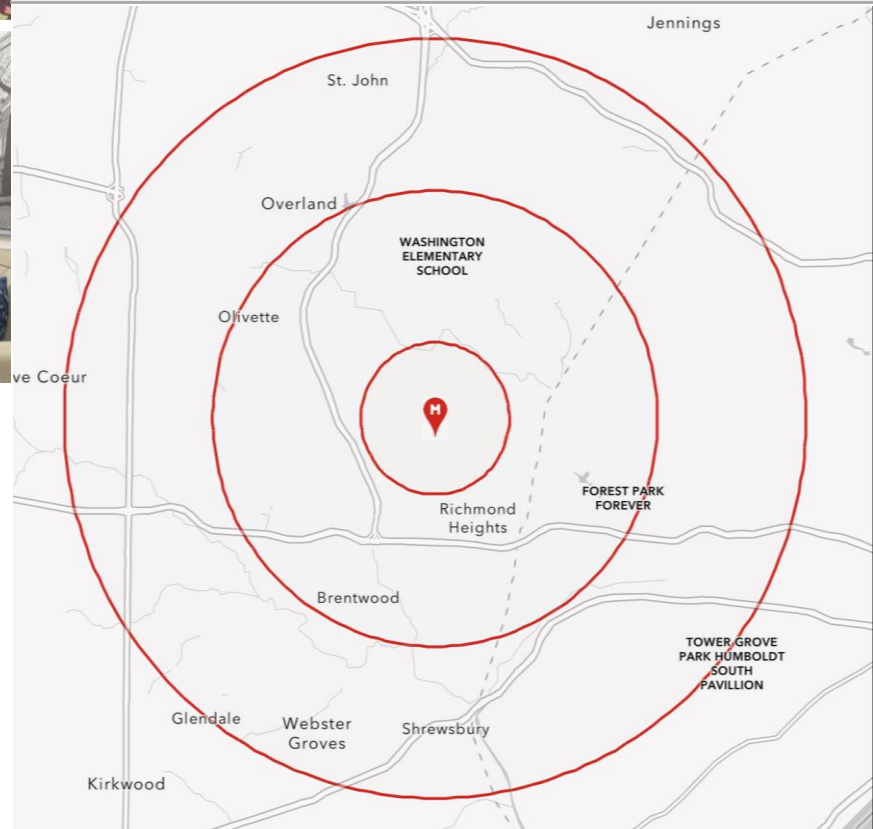
Phone: 314.647.6611 ext. 115
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7396 PERSHING AVENUE
UNIVERSITY CITY, MO 63130
1,958 S.F.
\$525,000

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,553	117,943	299,951
HOUSEHOLDS	8,614	54,120	138,955
AVERAGE HH INCOME	\$195,940	\$128,795	\$111,921



- RARE 1,958 S.F. OFFICE BUILDING
- CORNER LOT AT JACKSON & PERSHING IN U-CITY
- ZONED LIGHT COMMERCIAL
- IDEAL FOR OWNER-USER
- RECENTLY OCCUPIED AS A THERAPY OFFICE
- AMPLE PARKING VIA DEDICATED LOT
- WALKING DISTANCE FROM CLAYTON AND CADDY-CORNER TO TACO BUDDHA

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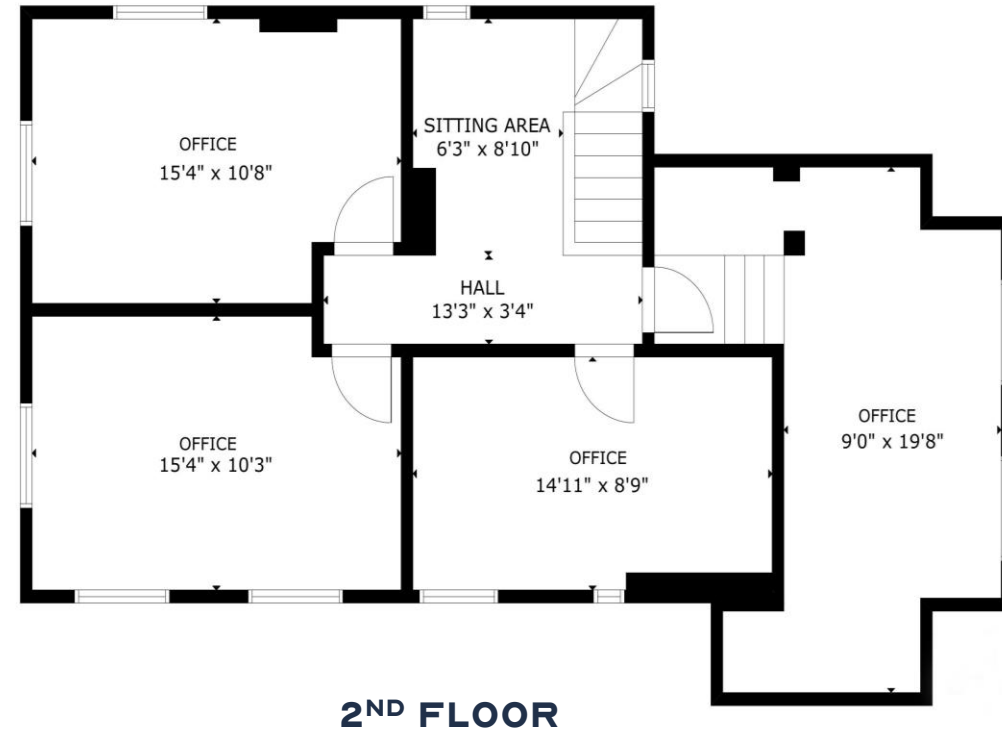
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FLOOR PLAN



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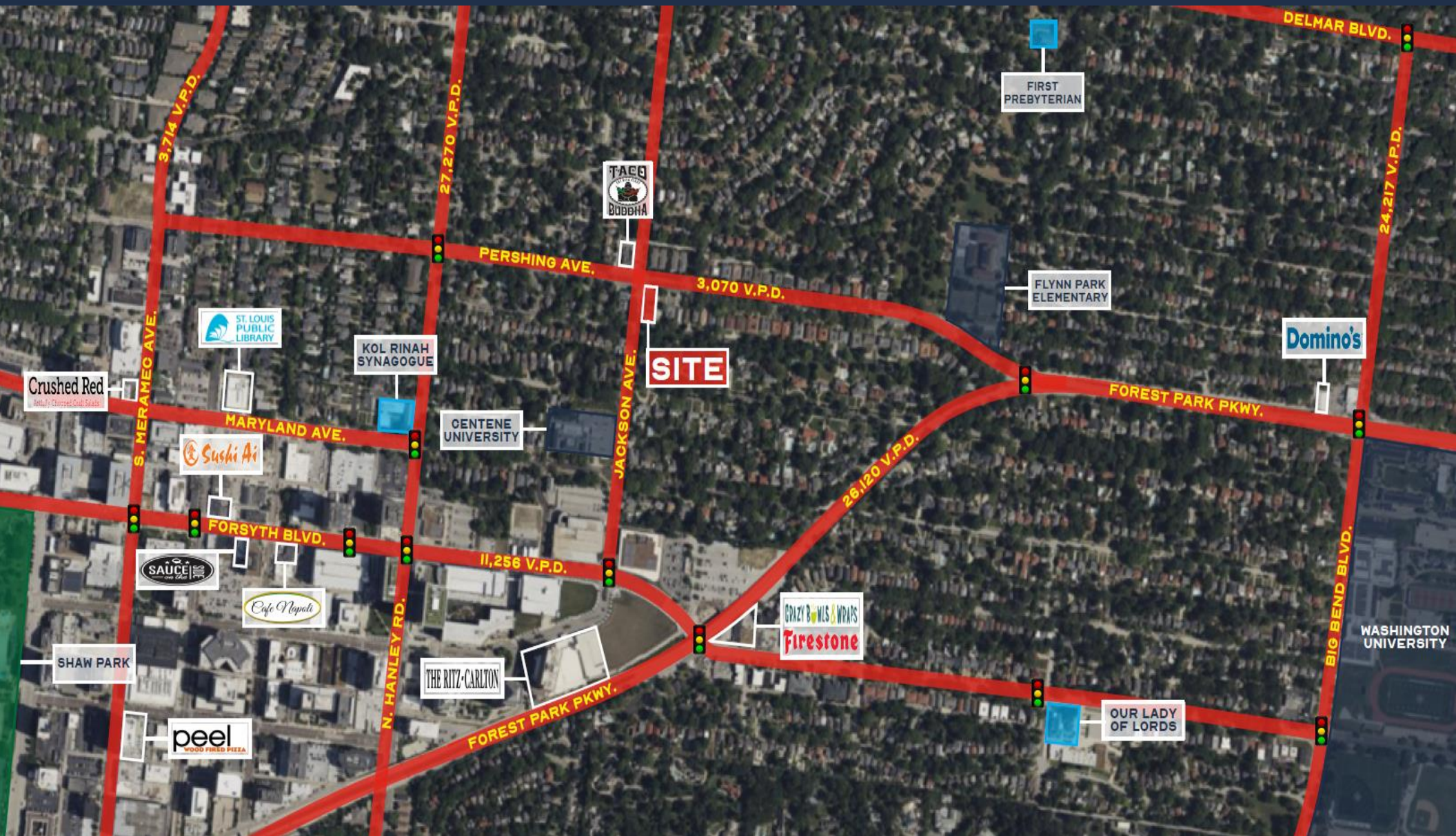


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