

MIDTOWN RETAIL BUILDING FOR SALE



SCAN HERE!



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3131-3137 OLIVE STREET

ST. LOUIS, MO 63103

5,435 S.F. | \$1,300,000 (\$239.19/S.F.)

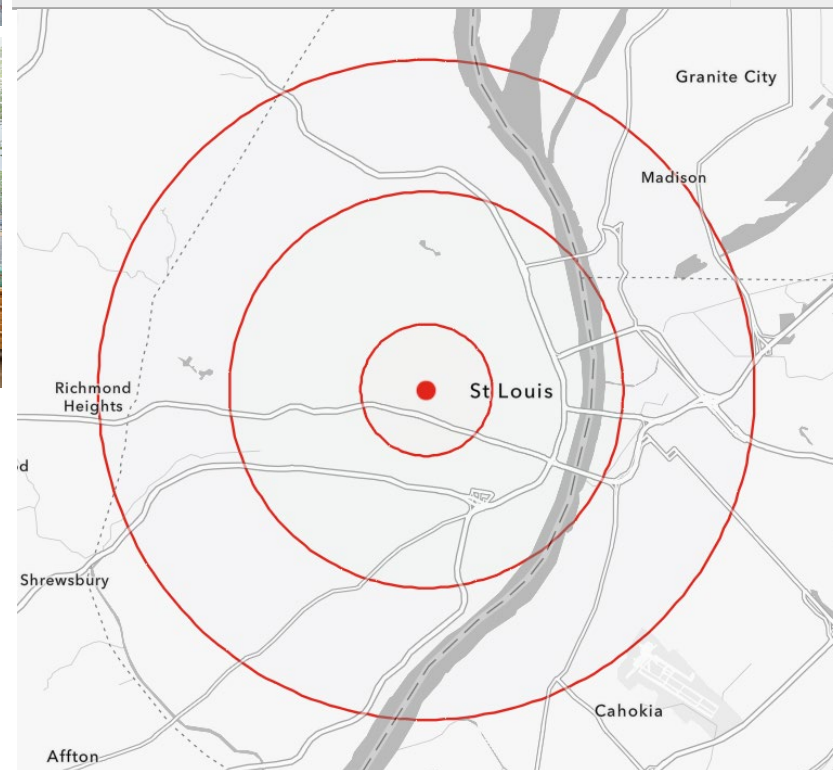
8.59% CAP RATE

PROPERTY INFORMATION



- **HISTORIC 1894 BUILDING, FULLY RENOVATED IN 2016 WITH MODERN SYSTEMS**
- **PRIME MIDTOWN STL CORRIDOR NEAR SLU, CITY FOUNDRY, AND ARMORY STL**
- **100% OCCUPIED WITH SALSA ROSADA RESTAURANT (TERM THRU II/2027) AND LATTE LOUNGE (TERM THRU 2031) — BOTH HAVE RENEWAL OPTIONS**
- **ATTRACTIVE CAP RATE PROFILE 8.6% WITH UPSIDE VIA RENEWALS AND DECREASING OPERATING EXPENSES**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,840	122,173	263,441
HOUSEHOLDS		5,167	64,263	132,026
AVERAGE HH INCOME		\$50,158	\$94,424	\$88,569



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FLOOR PLAN



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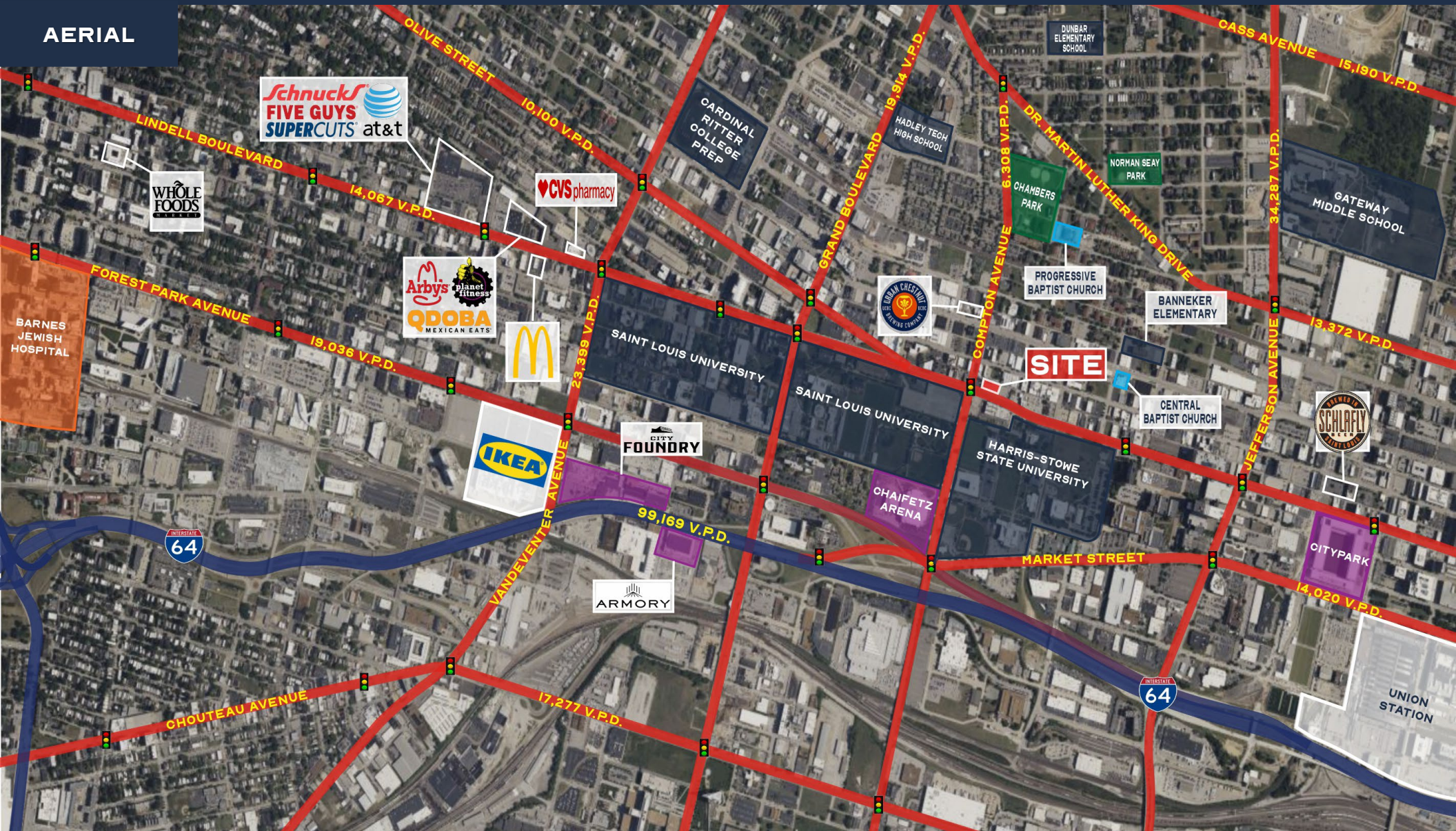
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AERIAL



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