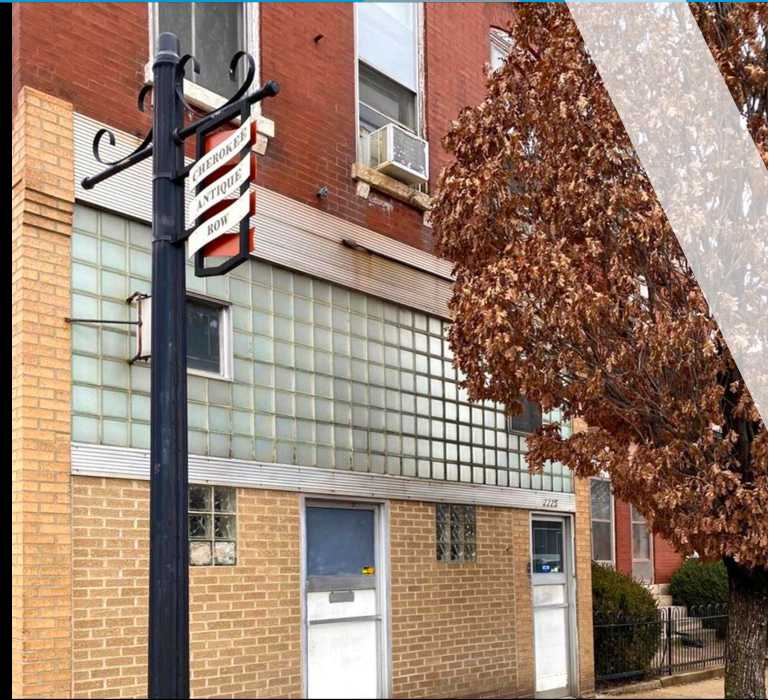


2225 CHEROKEE STREET ST. LOUIS, MO 63118



Contact Information

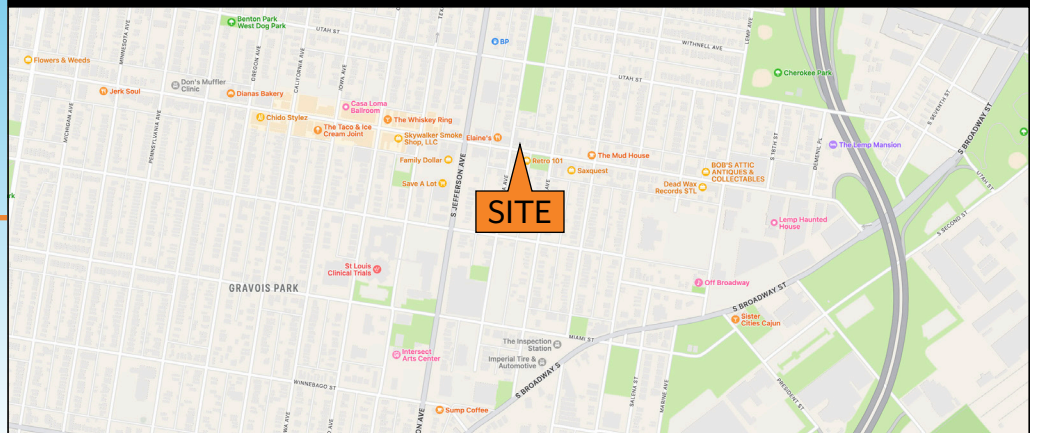
James Delgado
(314) 646-3302
jdelgado@cozadgroup.com

PROPERTY HIGHLIGHTS

- ▶ 5,200 SF Mixed Use Corner Property
- ▶ Includes 2,800 SF of Ground Level Retail Space
- ▶ Located at the corner of Indiana Ave. and Cherokee Street
- ▶ Convenient location for local businesses
- ▶ 3-story building with additional storage in basement
- ▶ Previously used as a cooler / office space
- ▶ **Sale Price: \$195,000 - \$185,250**

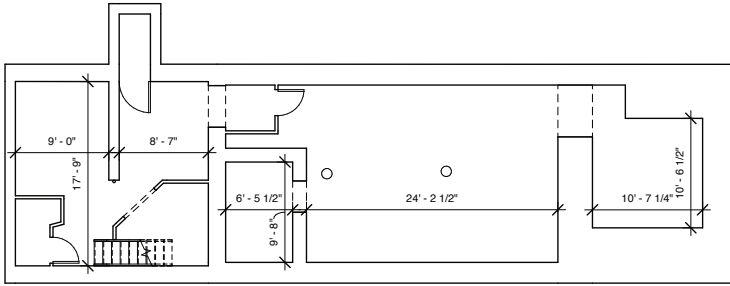


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

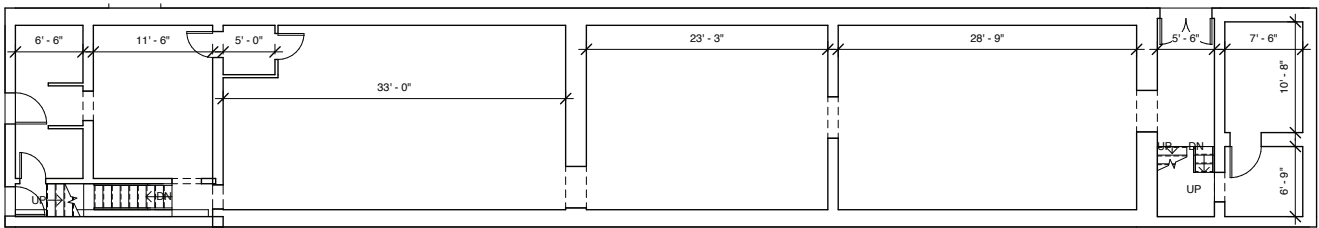


2225 CHEROKEE STREET

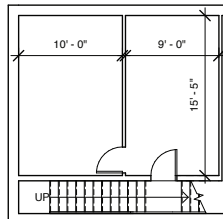
ST. LOUIS, MO 63118



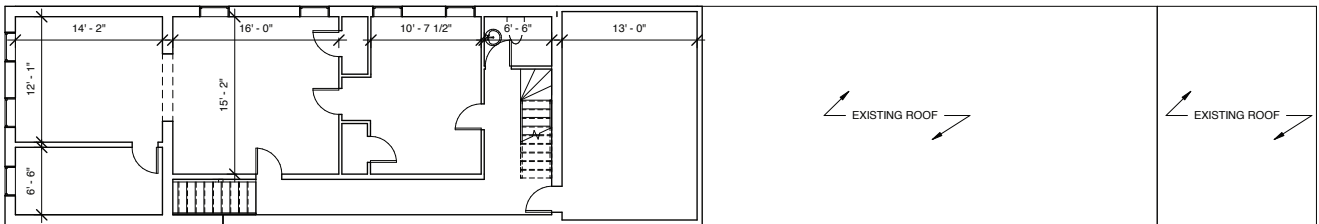
EXISTING BASEMENT PLAN



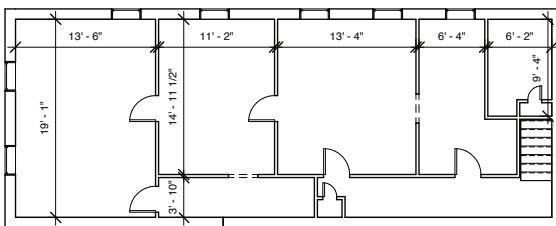
EXISTING GROUND FLOOR



EXISTING 1ST/INTERMEDIATE FLR PLAN



EXISTING 2ND FLOOR PLAN



EXISTING 3RD FLOOR PLAN