

2604 S. JEFFERSON AVENUE
ST. LOUIS, MO 63118



Contact Information

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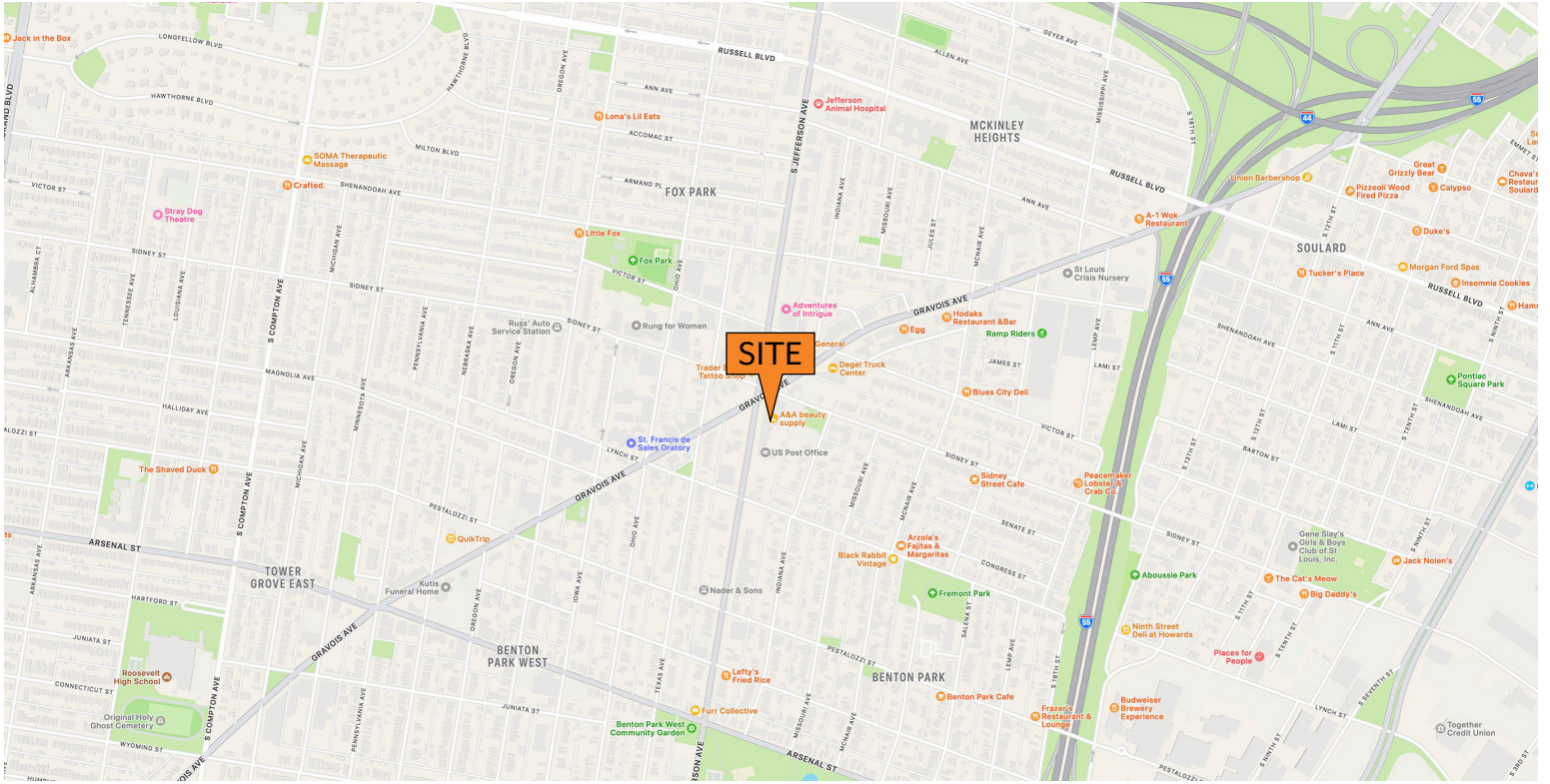


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ 28,000 SF Retail / Office Building with great parking
- ▶ Historic landmark building at Jefferson and Gravois
- ▶ North section of building is fully built out as office space; South section is an open layout – great for event space
- ▶ Last tenant was Bank of America
- ▶ Possible redevelopment to high density multi-family
- ▶ Building faces planned MetroLink stop extension
- ▶ Historic tax credits available
- ▶ **Sale Price: \$1,690,000**

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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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