



**LIVE/WORK
OPPORTUNITY**

CALEB ANTHONIS

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**4535 S GRAND BOULEVARD
ST. LOUIS, MO 63111
3,546 S.F. | \$248,000 (\$69.94/S.F.)**

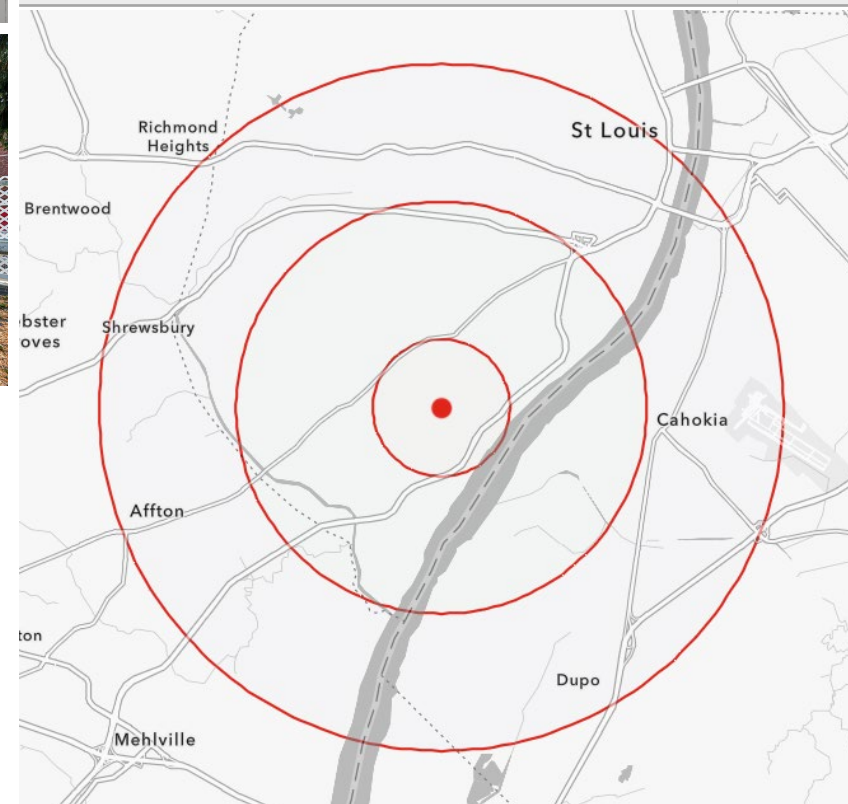
PROPERTY INFORMATION



- MIXED USE 2 UNIT BUILDING - RETAIL/COMMERCIAL GROUND FLOOR + NEWLY RENOVATED 3 BED 1 BATH 2ND FLOOR APARTMENT
- HIGH-VISIBILITY CORNER ON S GRAND BLVD IN DUTCHTOWN - WALKABILITY SCORE 93/100
- NEIGHBORHOOD COMMERCIAL-F ZONING - FLEXIBLE RETAIL, OFFICE, OR SERVICE USES
- VALUE-ADD OPPORTUNITY - PRICED BELOW RECENT AREA COMPS
- LOW ANNUAL TAXES (\$1,011) - WOOD/BRICK CONSTRUCTION BUILT 1909
- PROXIMATE TO ST. MARY'S SOUTH SIDE CATHOLIC HIGH SCHOOL AND ESTABLISHED RETAIL CORRIDOR

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		27,144	129,918	278,605
HOUSEHOLDS		12,326	65,160	140,397
AVERAGE HH INCOME		\$64,108	\$92,969	\$93,729



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