

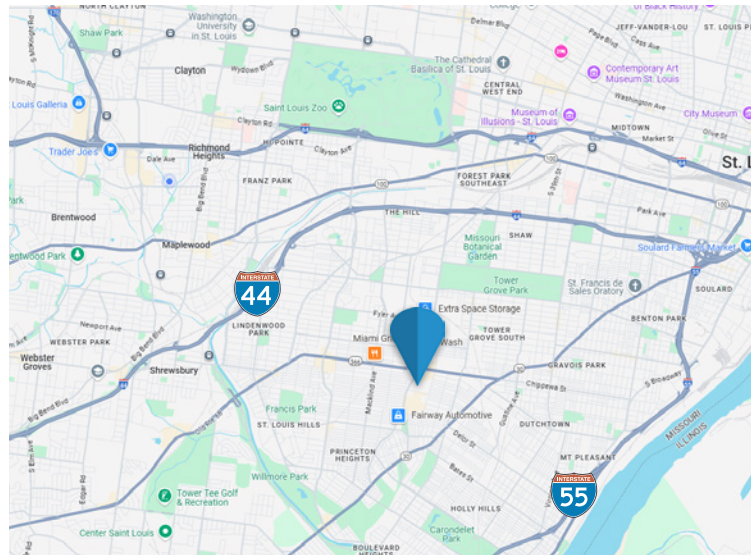
FOR SALE

4247 South Kingshighway Blvd
St. Louis, MO 63109
“The Crown District”



- In the Heart of The Crown District
- Turn Key Music Bar
- Awesome Multi-Level Outdoor Patio
- Includes 2 Tenants for Added Income
 - Who Dats Southern Foods Bar
 - Insurance Office

Price: \$898,989



Gary Andrews

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Information contained herein has been obtained from the owner of the property or 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 recommend that Purchaser(s) investigate fully.

Summary

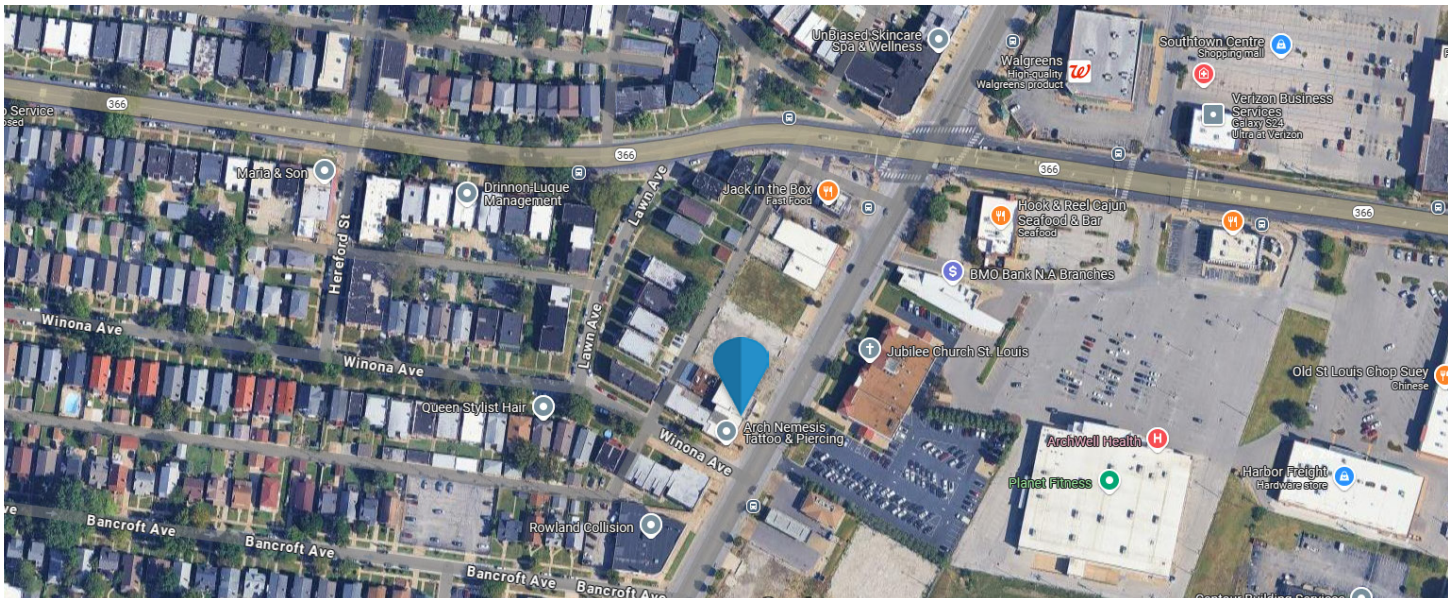
The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Property, 4247 South Kingshighway Blvd., St. Louis, MO 63109.

Investment Highlights

- In the Heart of The Crown District
- Turn Key Music Bar
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All offers will be considered. The owners are not offering any financing. Seller willing to pay buyer's commission.

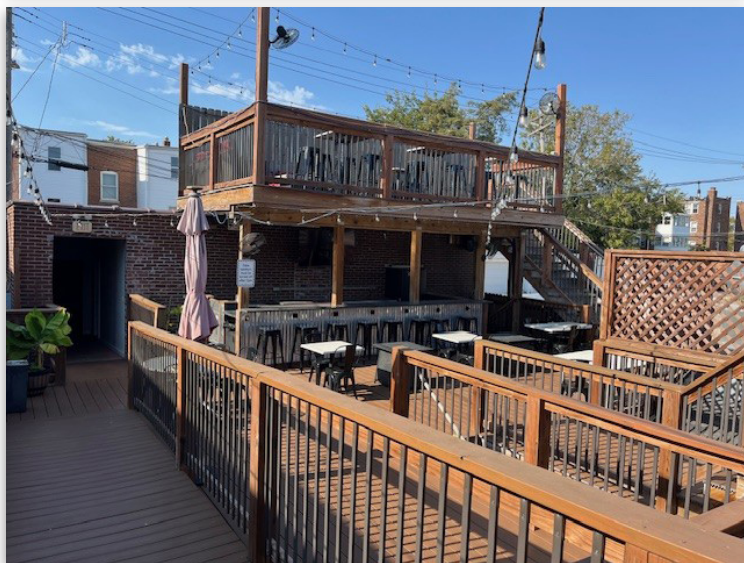
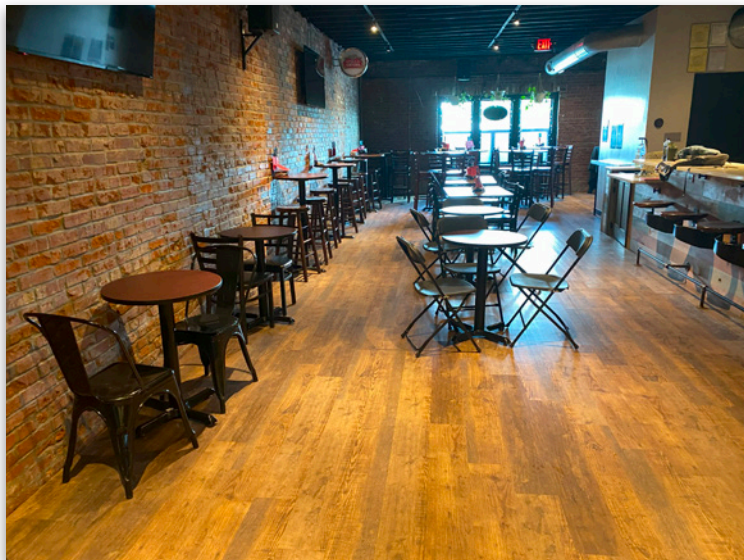


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Demographics



12,238
HOUSEHOLDS



26,329
POPULATION



2.13
AVERAGE
HOUSEHOLD SIZE



\$76,174
AVERAGE
HOUSEHOLD INCOME



\$228,519
AVERAGE
HOUSING VALUE



97.1%
EMPLOYMENT



64.9%
WHITE COLLAR
WORKERS

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