

# ICONIC MIXED-USE & REDEVELOPMENT OPPORTUNITY offered at \$1,995,000.00

---

**3186–96 Morgan Ford Rd | St. Louis, Mo. 63116**



## **Executive Summary**

A premier corner mixed-use asset located in one of St. Louis' most active redevelopment corridors. Offering approximately 12,000 SF above grade and an additional 4,000 SF basement, this property presents immediate usability and long-term redevelopment potential.

## **Property Overview**

Commercial: Configured as daycare and 4 retail units.

Residential: 2-story historic structure.

Basement: Approx. 4,000 SF with 8 ft ceilings.

## Location Advantage

Located along Morgan Ford Road with strong traffic and walkability. Near Tower Grove East Park, restaurants, pubs, and retail.

## High Visibility Corner

Retail or high concept business will catch all of the Morgan Ford Road traffic. Morgan Ford Road allows through traffic from Arsenal (at tower grove park) through to Chippewa Street (near Gravois).



Located along Morgan Ford Road, a thriving corridor with strong traffic and walkability. Steps from Tower Grove East Park and surrounded by restaurants, retail, and community-driven businesses.

## REDEVELOPMENT OPPORTUNITY

Ideal for investors and developers seeking to reposition or transform a high-visibility asset. Potential uses include mixed-use residential, retail, restaurant, or destination concepts. Key Advantages • Corner visibility • Walkable location • Existing structure reduces costs • Strong neighborhood demand