

503 N. 20TH STREET

Saint Louis, Missouri 63103



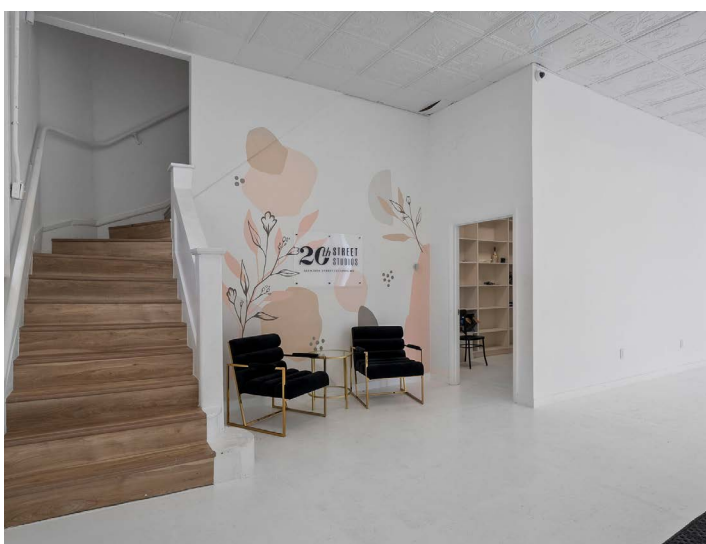
Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

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INVESTMENT HIGHLIGHTS

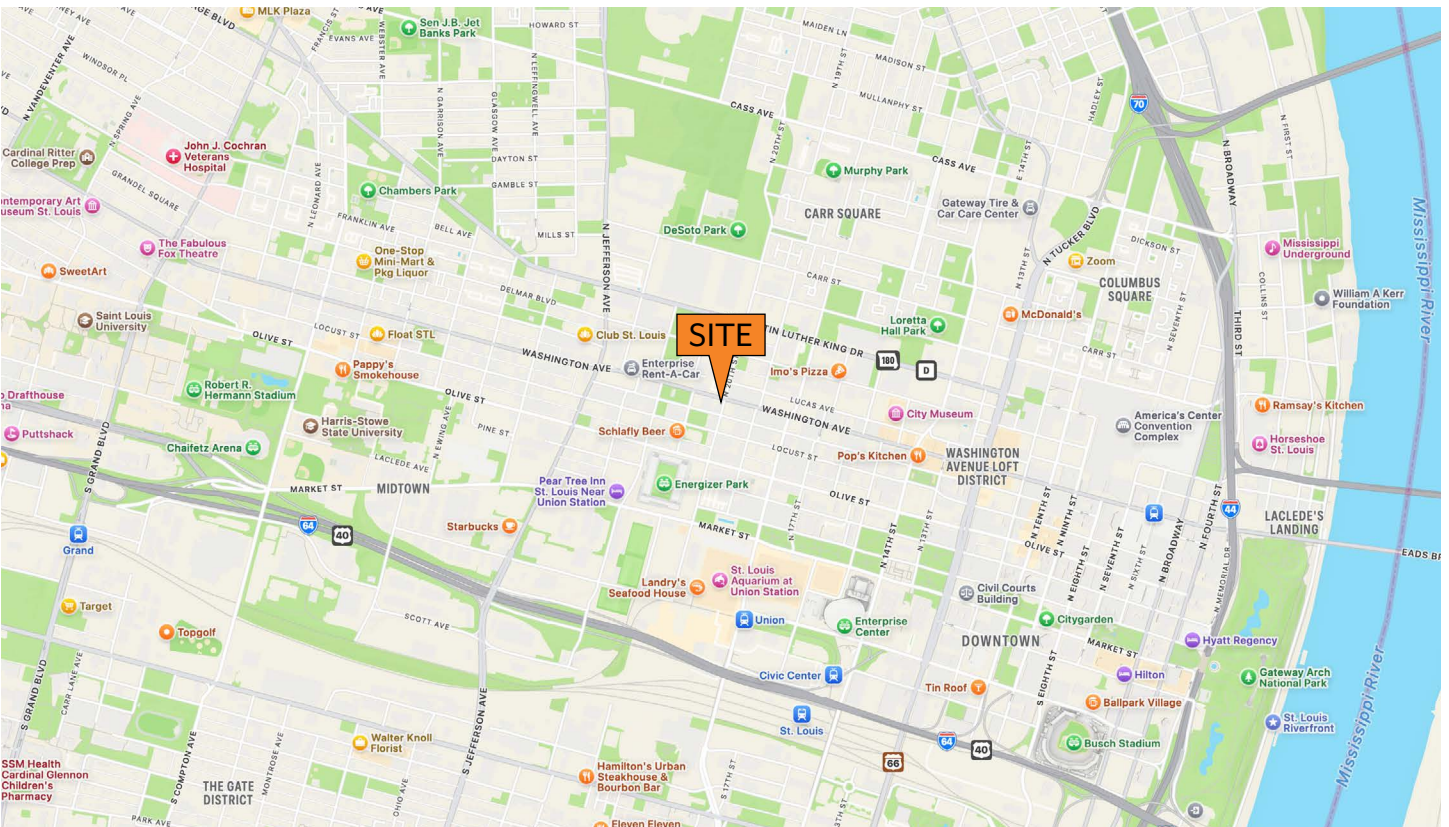
- ▶ **Building Size:** 5,440 SF total – equal floor plates on first and second floors for efficient planning
- ▶ **Historic Firehouse** with preserved character and flexible modern use
- ▶ **Second Floor:** Recently renovated creative office space
- ▶ **First Floor:** Warehouse / production space with direct garage connectivity
- ▶ **Garage:** 1.5-car garage with ability to expand size
- ▶ **Functional Advantage:** Garage doors open directly into first-floor workspace — ideal for production, maker, or flex users
- ▶ **Location:** Situated in the City Commons neighborhood
- ▶ **Immediate Adjacency:** Steps from CITYPARK, home of St. Louis City SC
- ▶ **Neighborhood:** Downtown West — one of St. Louis's fastest-evolving urban districts
- ▶ **Positioning:** Ideal for owner-users, creative firms, production studios, or hybrid office/flex operations seeking identity and upside
- ▶ **Public Investment Catalyst:**
Adjacent to the 20th Street Mobility Improvements Project — \$11M project currently underway
- ▶ **SALE PRICE: \$1,000,000**





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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