



ONE | STREET
COMMERCIAL PROPERTIES

3133 Cherokee St Saint Louis, MO 63118

Mixed Use Property For Sale

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PROPERTY DESCRIPTION

ONE Street Commercial Properties in association with Bang Realty is excited to present this opportunity.

Welcome to a prime investment opportunity in the heart of Saint Louis! This exceptional property offers a 4,950 SF building with a rich history, constructed in 1909, ideally suited for retail or street retail ventures. Zoned G for maximum flexibility, this location is poised to captivate discerning investors seeking a landmark property in a thriving commercial district. With its timeless charm and ample space, this property provides a rare chance to establish a flourishing retail presence in a sought-after area. Explore the endless possibilities for growth and success with this esteemed investment in the vibrant city of Saint Louis.

PROPERTY HIGHLIGHTS

- - 4,950 SF building with historic charm
- - Built in 1909, offering timeless appeal
- - Zoned G for maximum usage flexibility
- - Ideal Mixed Use

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	2,231 SF
Building Size:	4,950 SF

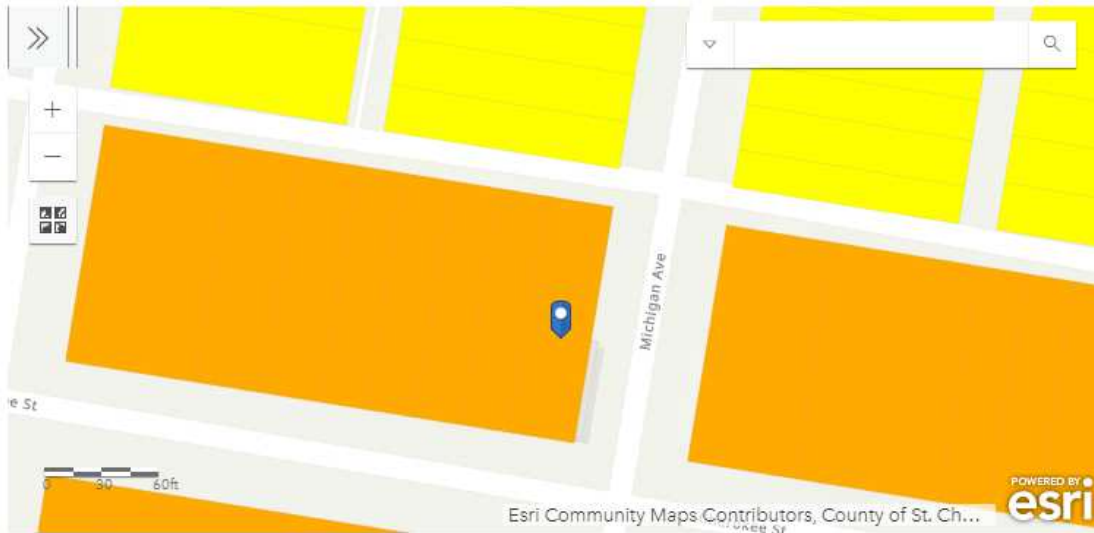
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	906	3,325	13,465
Total Population	2,150	7,698	29,631
Average HH Income	\$73,280	\$71,502	\$76,995

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Zoning Map: true Local Commercial and Office



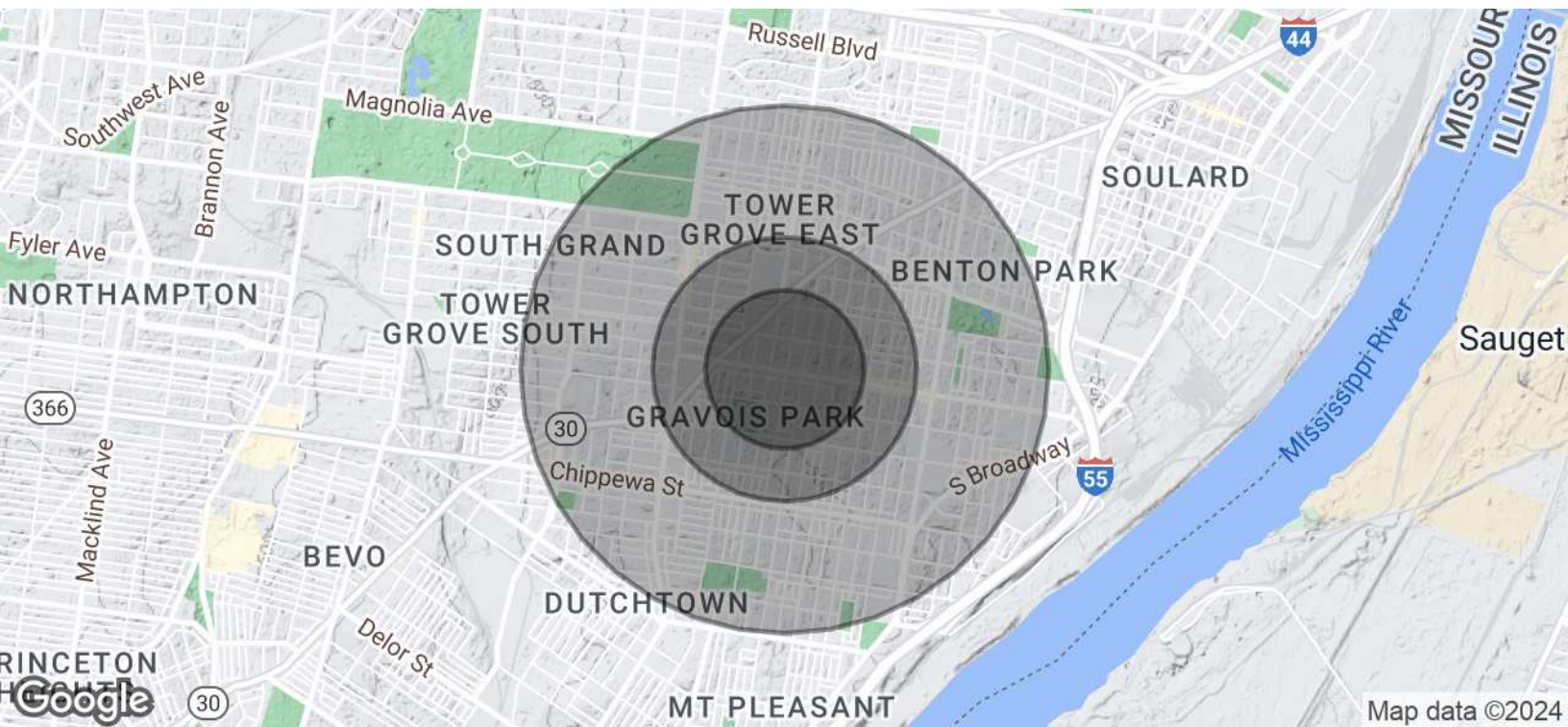
Zoning Key

- A. Single Family Residential
- B. Two Family Residential
- C. Multi Family Residential
- D. Multi Family Residential
- E. Multi Family Residential
- F. Neighborhood Commercial
- G. Local Commercial
- H. Area Commercial
- I. Central Business
- J. Industrial
- K. Unrestricted
- L. Jefferson National Memorial



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,150	7,698	29,631
Average Age	35	35	36
Average Age (Male)	34	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	906	3,325	13,465
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$73,280	\$71,502	\$76,995
Average House Value	\$177,430	\$197,411	\$231,755

TRAFFIC COUNTS
4,670/day

Demographics data derived from AlphaMap

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