

FOR SALE

900 Sf. Retail / Office Commercial
Building

5402 #H Magnolia Ave.
St. Louis, MO 63139
The Hill Neighborhood



UNION REALTY, LLC



Prime Commercial Opportunity in St. Louis' Historic Hill Neighborhood!

Welcome to 5402 #H Magnolia Avenue, a versatile commercial space located in the highly desirable The Hill neighborhood of St. Louis. Whether you're a barber, hairstylist, attorney, accountant, or entrepreneur looking for the perfect location to launch or grow your small business, this property is ready for you!

Conveniently located near the corner of Southwest Avenue and Magnolia Avenue, this storefront offers excellent neighborhood visibility and a welcoming setting for your clients.

The space features a large front room with a storefront window, a separate rear room, bathroom, kitchenette, and a private backyard—providing flexibility for a variety of business uses.

Recent updates include updated electrical, HVAC, and hot water heater, giving you the peace of mind to focus on your business rather than major improvements.

□ Property Highlights:

- Prime location in St. Louis' historic Hill neighborhood
- Storefront window and street presence
- Spacious front room
- Separate rear room
- Bathroom and kitchenette
- Private backyard
- Updated electrical
- Updated HVAC
- Updated hot water heater
- Move-in ready for your business
- Ideal for a barber, hairstylist, attorney, accountant, office, studio, and more

Bring your business to The Hill and make this space your own! Schedule a showing today and come see all that 5402 #H Magnolia Avenue has to offer.

List Price: \$134,000.00



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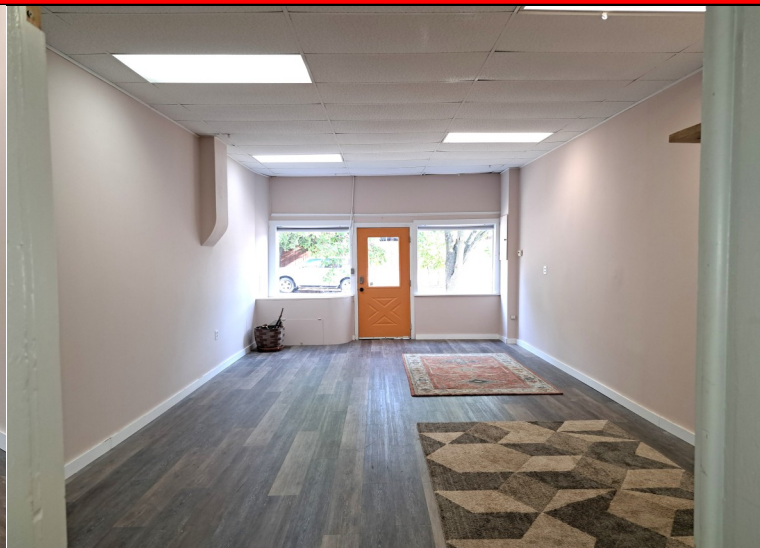
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