

HERMANNLONDON

COMMERCIAL

Warehouse/Food Prep
FOR SALE: \$375,000.00

6138-6144 Madison Ave
Berkeley, MO 63134



3,675 SF Warehouse/Retail
1,750 SF Warehouse
10'x10' Rollup with 14' Clearance

1,825 SF Former FDA Food Prep
2 Coolers, 9'x8' Walk-in, Dishwash
Separate 2,100 SF Storage Shed



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HERMANNLONDON

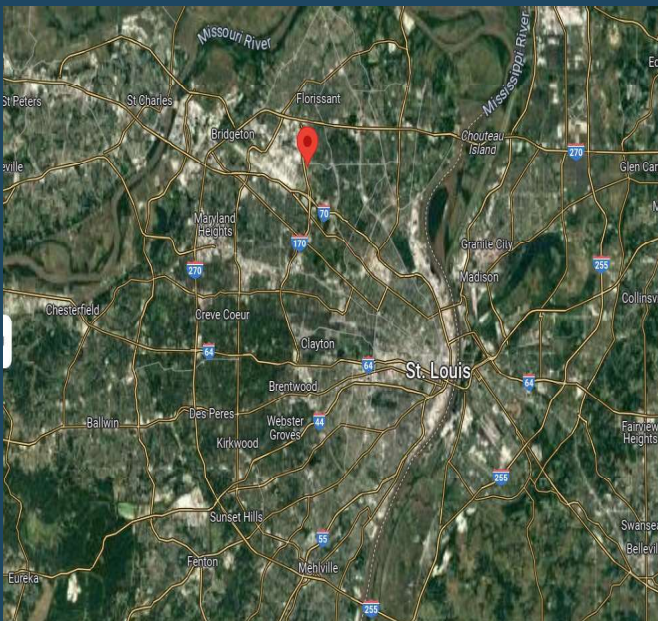
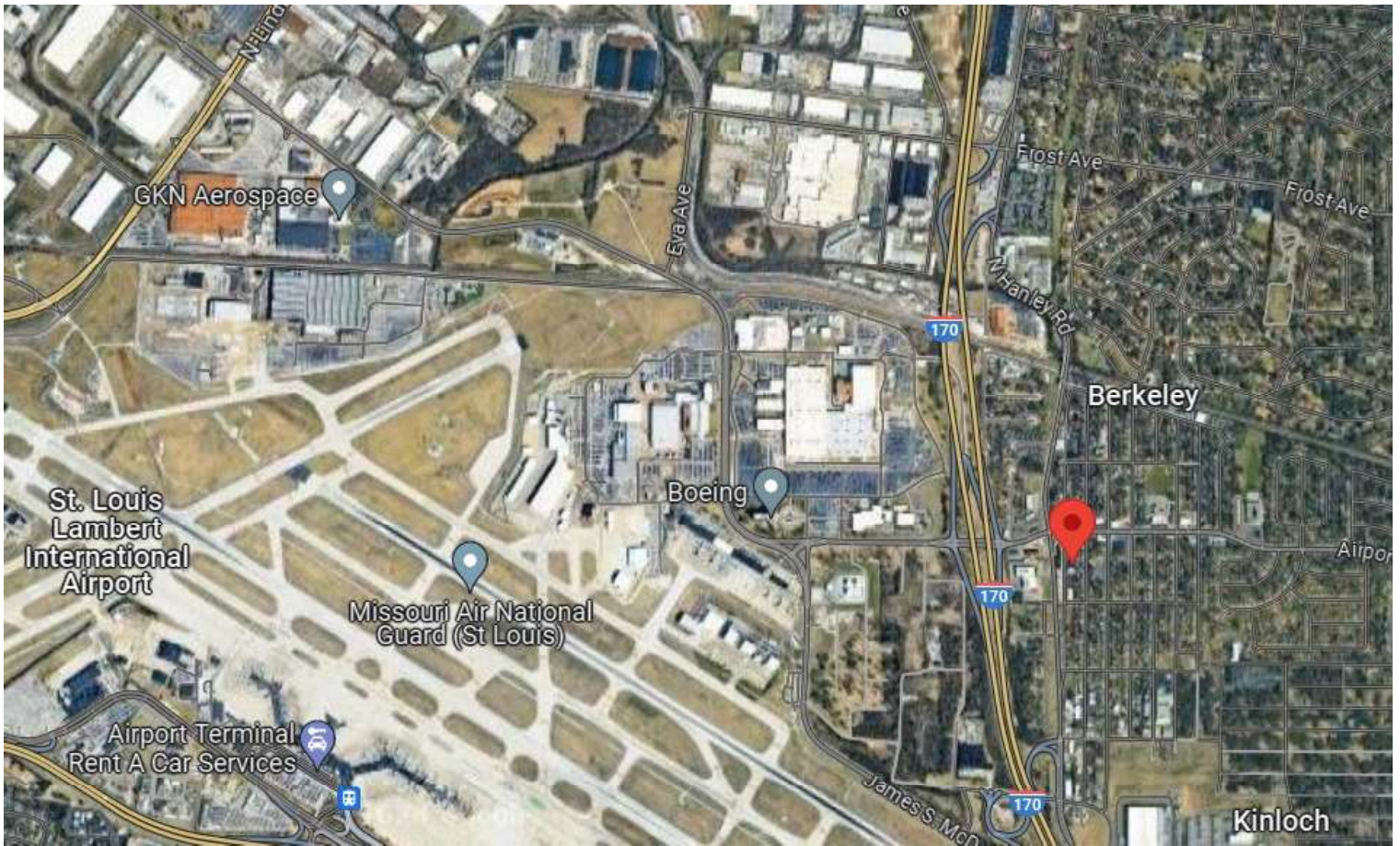
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MISSOURI

7350 Manchester Rd.
Saint Louis, MO 63143

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COMMERCIAL

Aerial View
name and type



U.S. Census	2 Mile	5 Miles	10 Miles
Population	26,650	253,293	684,643
Households	9,112	101,473	281,477
Avg HH Inc.	\$56,605	\$60,131	\$78,570

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Notes

The sale includes 2 parcels 6138 Madison (Parcel: 11K-34-0351) and 6144 Madison (Parcel: 11K-34-1581).

6138 Madison Ave: 3,675 Total SF (1,750 SF Warehouse/1,825 Former FDA Food Prep). Warehouse measures 73'x24' and has 14' Clearance with a 10'x10' Rollup Drive-in access. The Food Prep space has 2 coolers, a 72 SF walk-in, and dish washing station, bathroom, and front office area/reception.

6144 Madison Ave: 2,100 SF of shed storage with double door access.

Total Acreage: 0.32 Acres

Total Taxes: \$5,228 (2023)

Zoned: C-2 General Commercial

Thank You

for your business

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