



**OVERLAND OFFICE  
WITH GARAGE  
STORAGE**

SCAN HERE!



**CALEB ANTHONIS**

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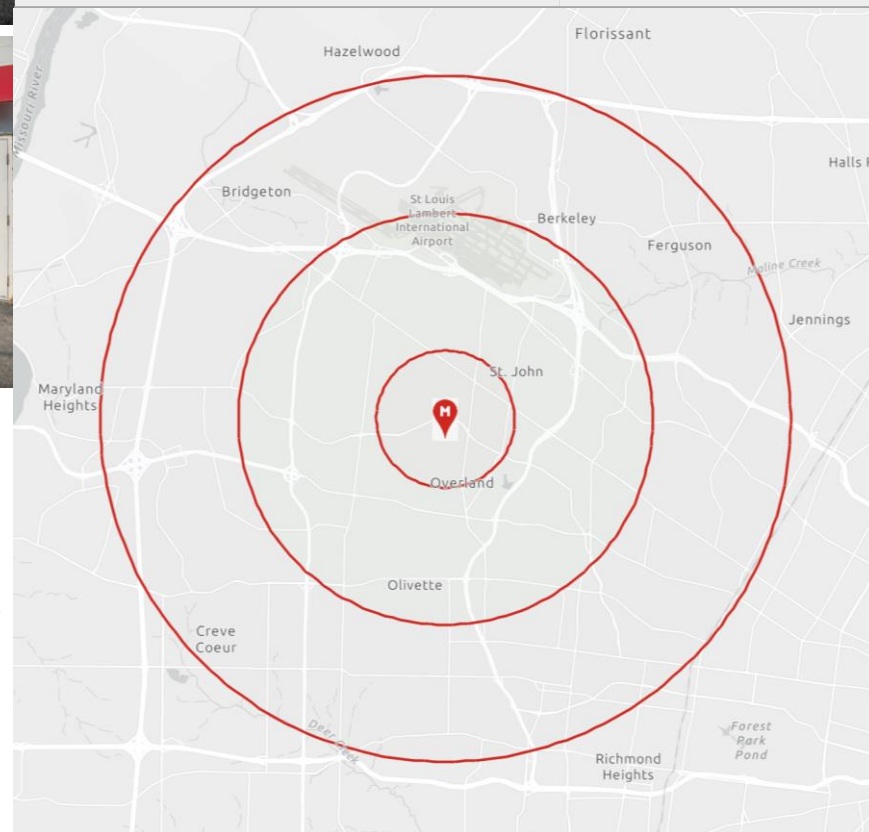
**9606 MIDLAND BOULEVARD  
ST. LOUIS, MO 63114  
2,189 S.F. | \$225,000 (\$102.79/S.F.)**

### PROPERTY INFORMATION



- FORMER RESIDENTIAL BUILDING WITH ATTACHED 1,500 S.F. GARAGE AND REZONED AS G (GENERAL COMMERCIAL)
- RESIDENTIAL/OFFICE PORTION FEATURES 2 PRIVATE ROOMS, FULL BATH, KITCHEN, AND AN OPEN LIVING/WORK AREA
- PARTIALLY FINISHED BASEMENT WITH KITCHENETTE, FULL RESTROOM AND ADDITIONAL STORAGE/WORKSPACE
- ATTACHED GARAGE OF APPROX. 1,500 S.F. HAS TWO (2) 10\*18 ROLL UP DOORS
- SALE INCLUDES TWO (2) PARCELS TOTALING 14,471 S.F. OF LAND
- ADDITIONAL SHED STORAGE AT THE REAR OF BUILDING

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		15,154	87,956	224,462
HOUSEHOLDS		6,359	37,926	96,157
AVERAGE HH INCOME		\$62,606	\$73,514	\$100,211



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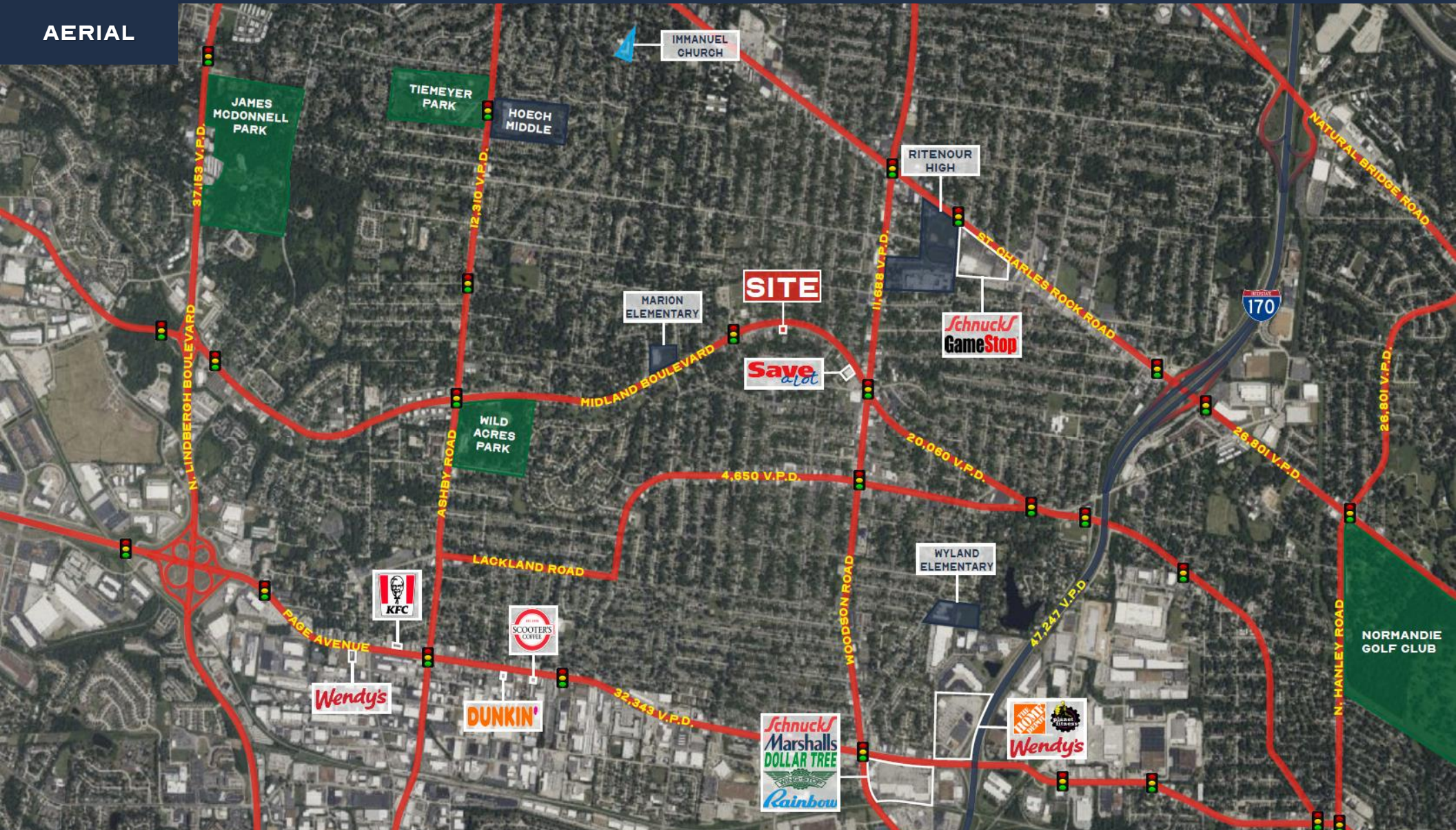


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AERIAL



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