

# For Sale/Lease

Restaurant Opportunity

4148-4156 Manchester Ave  
St. Louis, MO 63110



Celebrating 40 years!

1985-2025

Office

Industrial

Retail

Institutional

Investment

Management

Individual Membership in the Society of Industrial and Office Realtors.



Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.



# For Sale/Lease

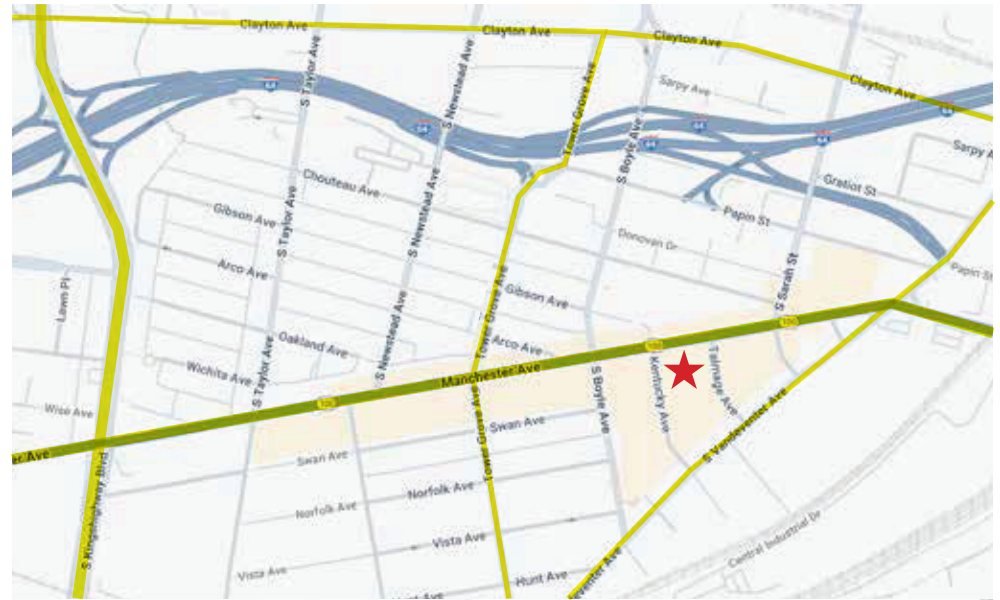
## Restaurant Opportunity

4148-4156 Manchester Ave  
St. Louis, MO 63110

**Sale Price: \$1,785,000**

**Lease Price: \$26.00/NN**

- 5,742± SF Extensively Renovated Commercial Building
- 16,923± SF lot (0.38 Acres)
- 15 On-Site Parking Spaces
- Prime Location in The Grove Entertainment District
- Configured for 2 Concepts with Shared Restrooms and Back-Of-House
- Excellent Manchester Avenue Visibility and Pedestrian Traffic
- Flexible Layout for Restaurant, Bar, or Retail Use
- Redeveloped in 2019 and Renovated in 2025
- Tax Abated





*Interior improvements: casework, lighting, three new bars and other interior aesthetic improvements.*



Hilliker Corporation | 1401 S. Brentwood Blvd. Suite 650 | St. Louis, MO 63144 | [www.hillikercorp.com](http://www.hillikercorp.com) | 314-781-0001

Individual Membership in the Society of Industrial and Office Realtors.



Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

# For Sale/Lease

Restaurant Opportunity

4148-4156 Manchester Ave  
St. Louis, MO 63110



**Peder Hulse | (314) 800-5224 | [phulse@hillikercorp.com](mailto:phulse@hillikercorp.com)**

**Hilliker Corporation | 1401 S. Brentwood Blvd. Suite 650 | St. Louis, MO 63144 | [www.hillikercorp.com](http://www.hillikercorp.com) | 314-781-0001**

*Individual Membership in the Society of Industrial and Office Realtors.*



*Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.*