



TURNKEY AUTO BODY FACILITY

SCAN HERE!



EDDIE CHERRY, CCIM

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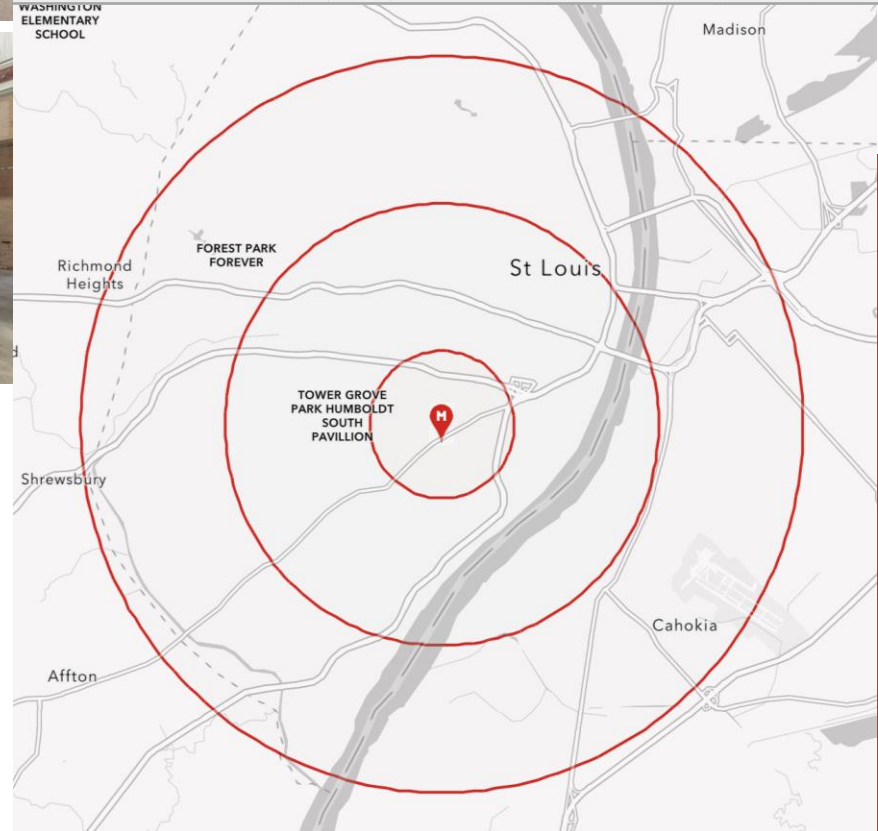
2855 MAGNOLIA AVENUE
ST. LOUIS, MO 63118
3,292 S.F. | 7 BAYS
\$4,350/MO. N.N.N. OR \$675,000

PROPERTY INFORMATION



- TURNKEY AUTO BODY FACILITY
- FF&E INCLUDED
- 7 DRIVE-IN DOORS
- PAINT BOOTH INCLUDED
- 100% AIR-CONDITIONED BUILDING
- EXTENSIVELY REMODELED 2015
- CLEAN ENVIRONMENTALS
- LOCATED IN THE FOX PARK NEIGHBORHOOD

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		26,010	144,226	295,670
HOUSEHOLDS		12,447	71,888	145,501
AVERAGE HH INCOME		\$104,492	\$85,078	\$86,096



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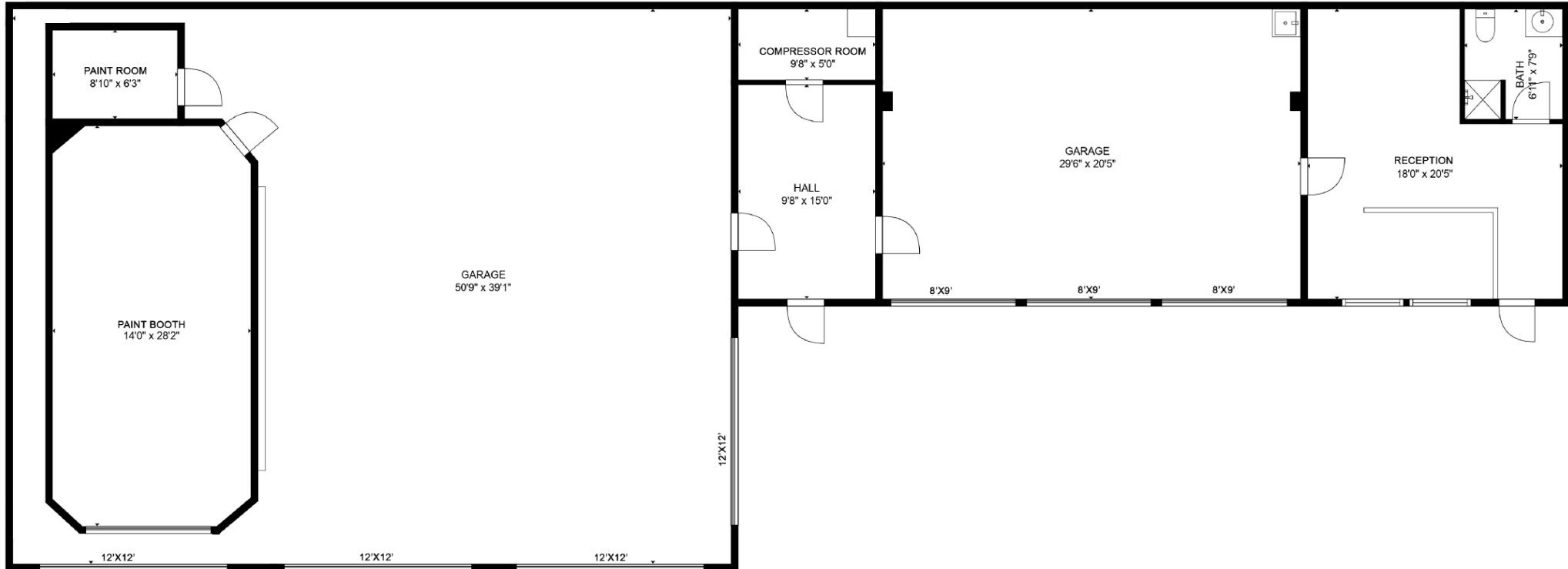
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SITE PLAN



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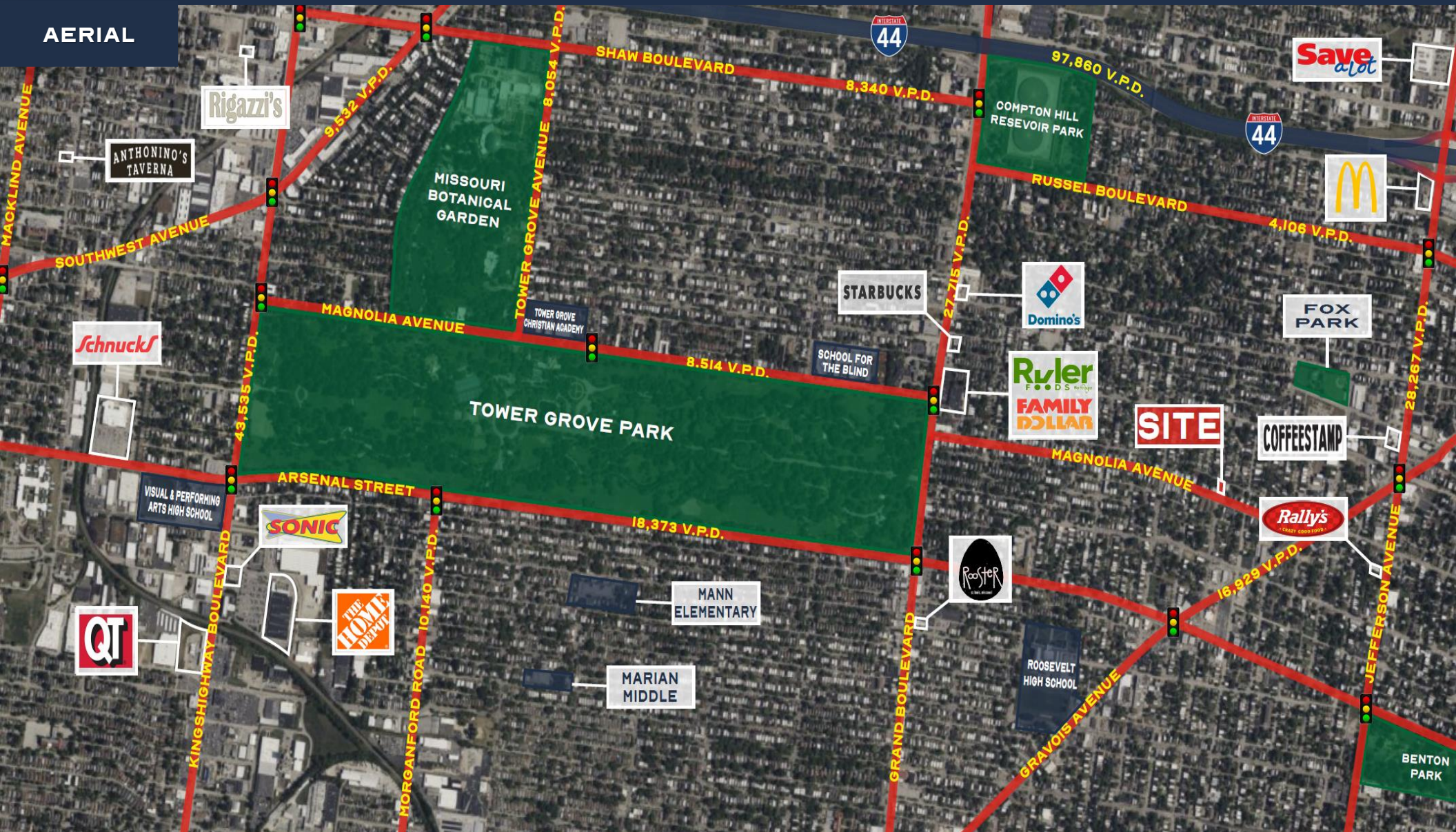
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AERIAL



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