

FOR SALE

5300 DELMAR BLVD

ST. LOUIS, MO 63112



29,500 SF ON 0.77 AC



Former Church
Property



Comprehensive
New Roof 2025



Creative Reuse
Opportunity



The Cornerstone of the
Delmar Maker District



Property Borders the
Central West End



Contact Broker
for Pricing

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Grant Mechlin, CCIM
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Property Highlights

This property, the historic Westminster Presbyterian Church, represents a rare opportunity to anchor a major redevelopment project which is the cornerstone of the booming Delmar Maker District.

Built in 1917 and designed by renowned architect Albert Groves, the structure blends English Gothic grandeur with the functional versatility required for modern creative reuse.



Over \$2,000,000 in recent capital improvements completed:

- Conversion to mixed use facility 2024
 - New architectural shingle roof installed in 2025
 - Major infrastructure upgrades
 - Multi-level elevator installation
 - Select interior restorations preserving original historic character and architectural detail
- Approx. ±29,500 SF multi-level historic cathedral structure
 - Prominent corner presence with exceptional visibility and frontage
 - Expansive sanctuary with soaring ceilings and stained-glass features
 - Up to 26 parking spaces as-is with option for 32
 - Ample street parking with multiple valet access points

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Adaptive reuse opportunity ideal for the following uses:

- Multi-tenant residential
- Event venue / wedding venue
- Arts & cultural institution
- Creative office / co-working space
- Boutique hospitality concept
- Mixed-use redevelopment



With elevator access, ADA compliance opportunities, significant recent capital improvements, this offering represents a rare opportunity to acquire a structurally upgraded landmark property at a fraction of replacement cost.

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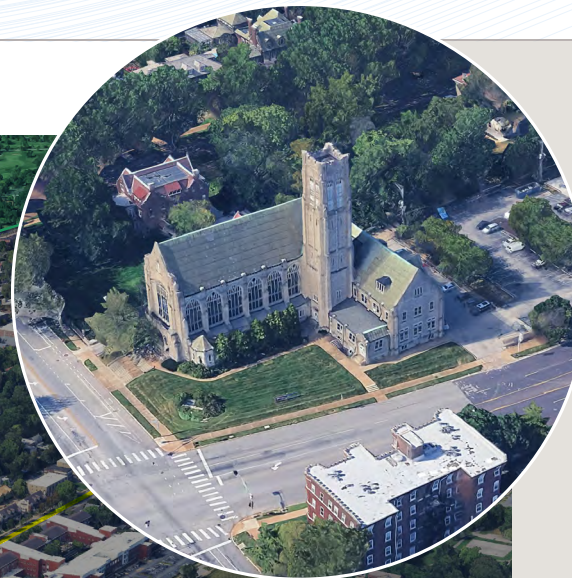
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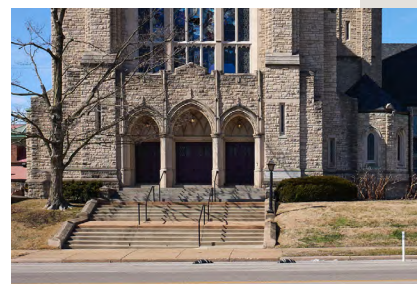
Soaring Scale: Grand sanctuary featuring 60-foot vaulted ceilings and a dramatic open-concept floor plan for 1,000+ guest capacity.

Built-in Aesthetic: Intricate English Gothic woodwork and vibrant stained-glass windows providing an upscale atmosphere.

Infrastructure Ready: Full-scale commercial kitchen with new 3-Phase electrical service and multiple restrooms designed for high-volume event catering and hospitality.

The Maker District Advantage: Prime location just west of the Delmar Maker District, bridging the gap between the Central West End and the Loop.

Premium Logistics: Rare urban 26+ space dedicated parking lot on a generous 0.77 acre site for seamless guest arrival.



314.727.6664
SANSONEGROUP.COM
120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

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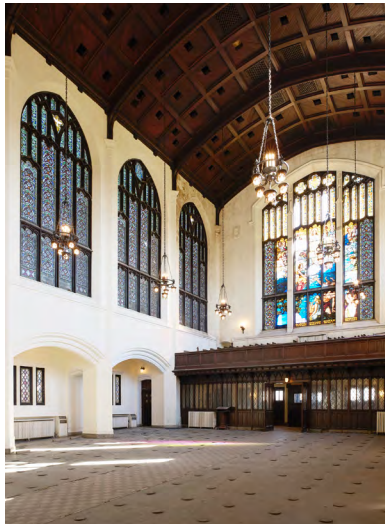
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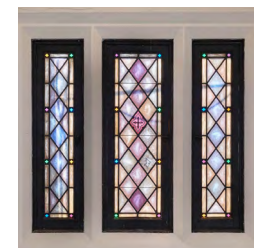
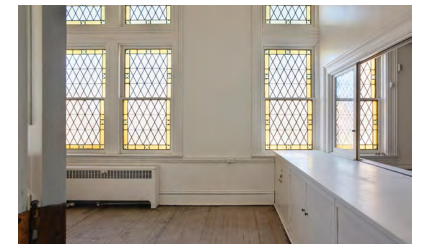
Dramatic Interior Architecture
Creates a *One-of-a-Kind Setting*



*Craftsman Style
Woodwork*



Stained-glass
Windows Provide
Natural Light
and *Unique
Photography
Backdrops*



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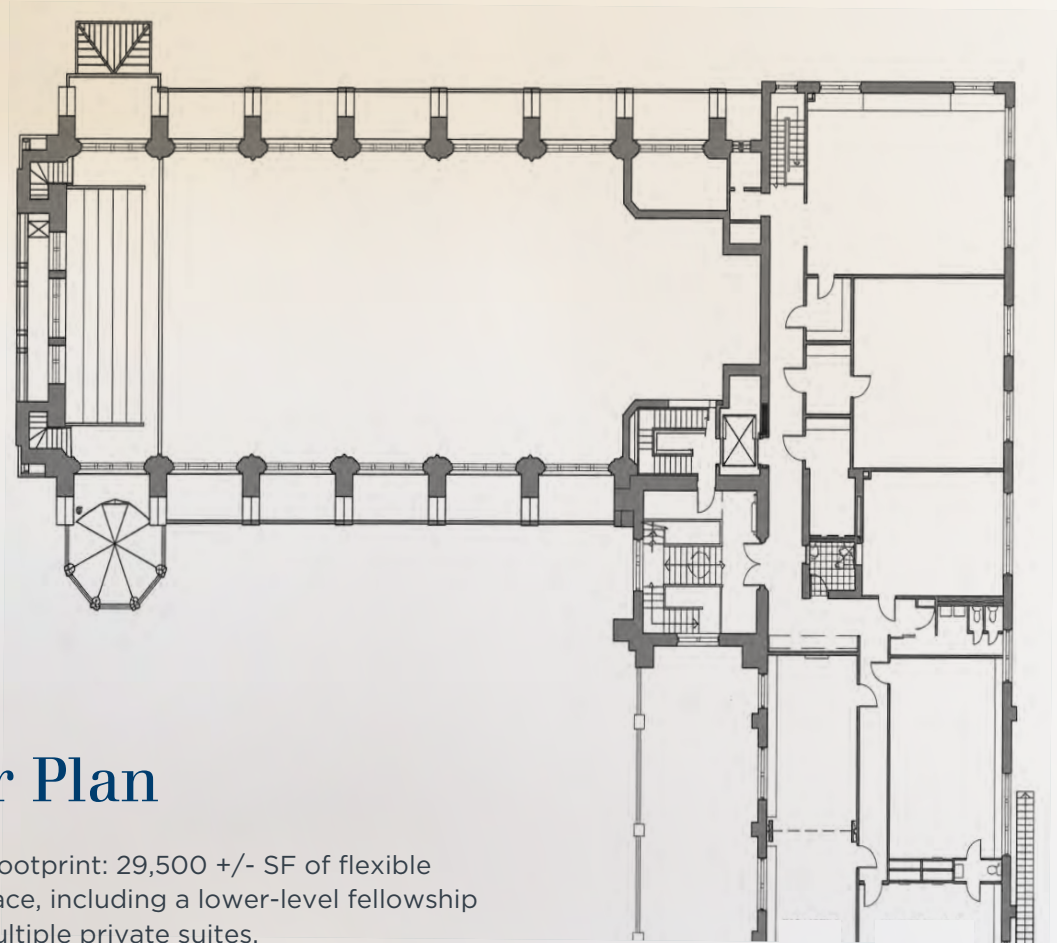
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Floor Plan

Versatile Footprint: 29,500 +/- SF of flexible interior space, including a lower-level fellowship hall and multiple private suites.



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Alternate Rooms & Event Spaces

Educational/Parish Wing: A substantial side wing—formerly the educational and rectory space—offers dozens of private rooms suitable for offices, studios, or boutique lodging.

Fellowship Hall: A large secondary assembly space on the lower level is ideal for community programming, gallery use, or a secondary performance venue.

Flex Studios: Multiple “other rooms” (approx. 8-10+ depending on configuration) can serve as breakout rooms, bridal suites, or “maker” workshops.

Outdoor Integration: Sitting on a 0.77-acre lot, the property offers rare urban green space or the potential for expansive outdoor patio and event seating.



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Full Kitchen

Commercial Potential: The property includes a full kitchen facility historically used for large congregation events, ready for upgrade into a catering or restaurant hub, including new 3-phase electrical service.

Accessibility: The structure is designed with multi-level utility in mind; functional transitions between the main sanctuary and lower-level fellowship halls.



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Ample Restrooms & Elevator Access

Equipped with existing bathroom facilities (historically documented with at least 8+ bathrooms) across multiple levels.



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Positioned minutes from Forest Park, Central West End, Cortex Innovation District & Washington University, this location is within an active redevelopment corridor.



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