

# 1410 – 1414 NORTH BROADWAY

ST. LOUIS, MO 63102



## PROPERTY HIGHLIGHTS

- 19,800 SF in a three-story brick structure
- Fully sprinklered building
- Basement space with over 8,000 SF
- 1st Floor: shop space; 2nd Floor: office; 3rd Floor – last used as apartment living
- Perfectly designed as a live/work environment
- Rear off-street parking
- Two separate kitchenettes on the 3rd floor
- Built-in sauna and showers
- Historic Registry Site that has been beautifully restored
- Located blocks from the St. Louis Convention Center and The Four Seasons
- **Sale Price: \$1,495,000    \$1,250,000**

## Contact Information

### James Delgado

(314) 646-3302

jdelgado@cozadgroup.com

### Jon Keating

(314) 781-1572

jkeating@cozadgroup.com

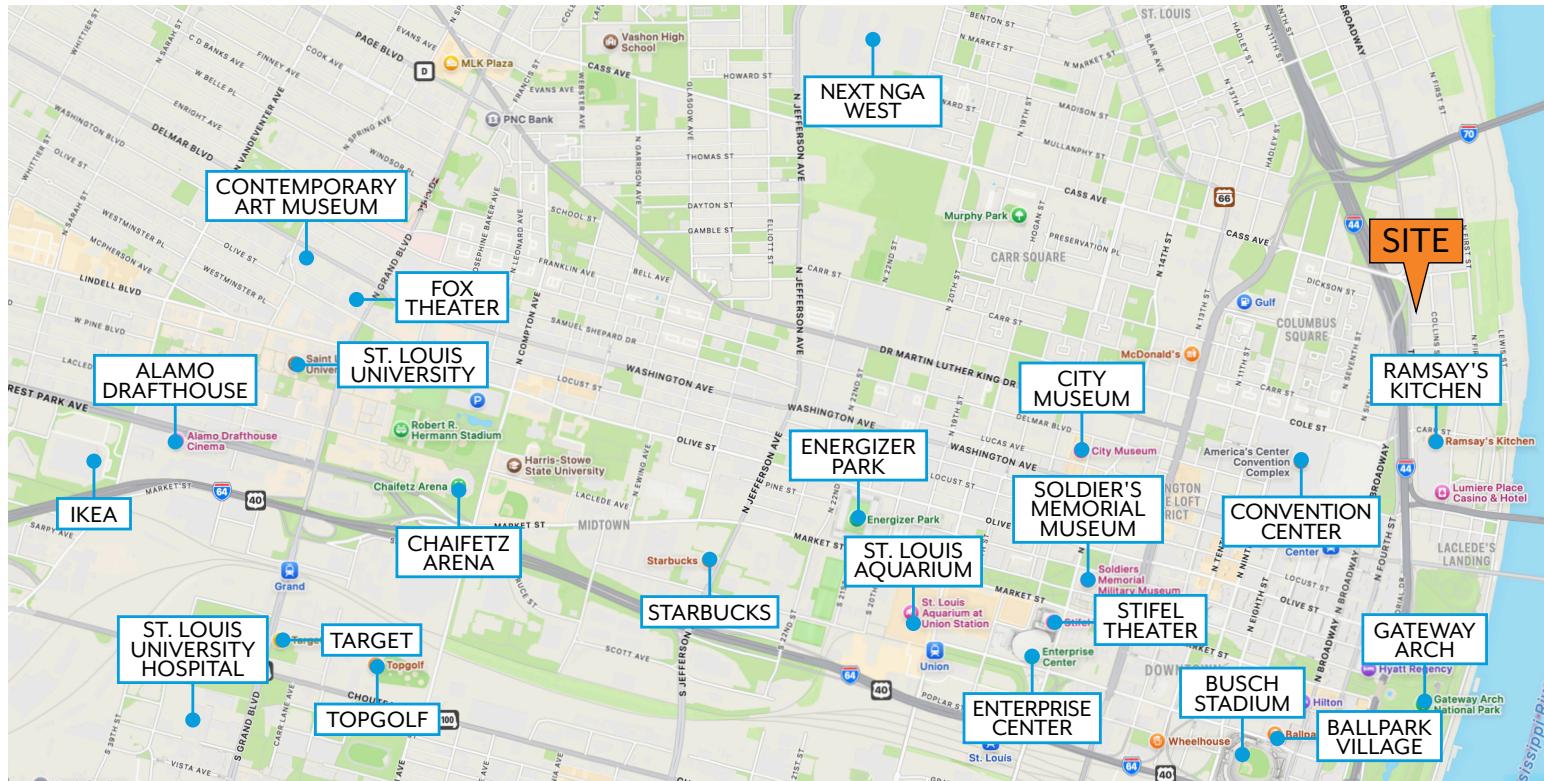


Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC

16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

# 1410 – 1414 NORTH BROADWAY

ST. LOUIS, MO 63102



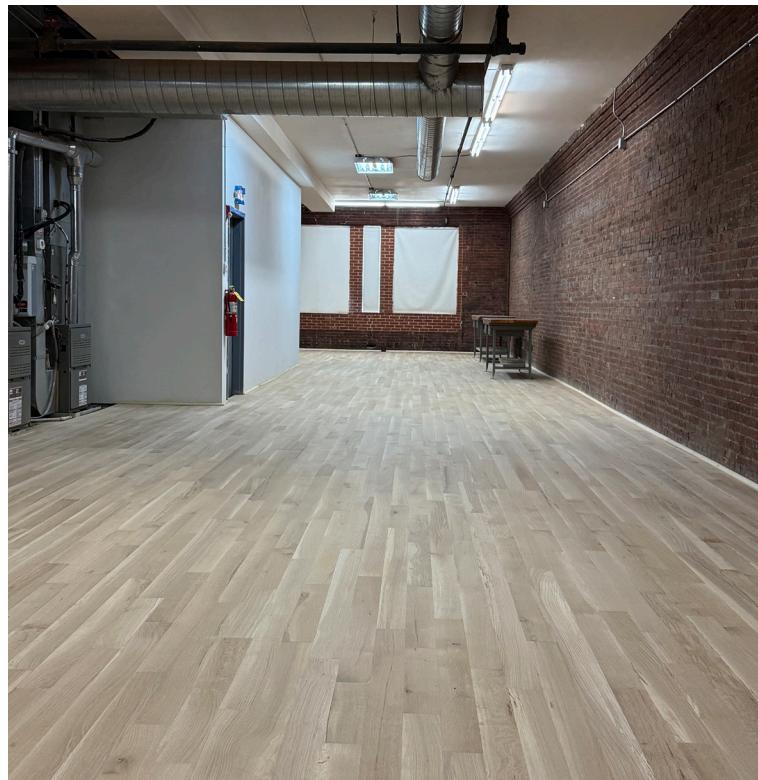
Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE**  
**MD REAL ESTATE ADVISORS**

A subsidiary of Cozad Commercial Real Estate, Ltd.  
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143

# 1410 – 1414 NORTH BROADWAY

ST. LOUIS, MO 63102



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE**

**MD REAL ESTATE ADVISORS**

A subsidiary of Cozad Commercial Real Estate, Ltd.

16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143