

1410 – 1414 NORTH BROADWAY

ST. LOUIS, MO 63102



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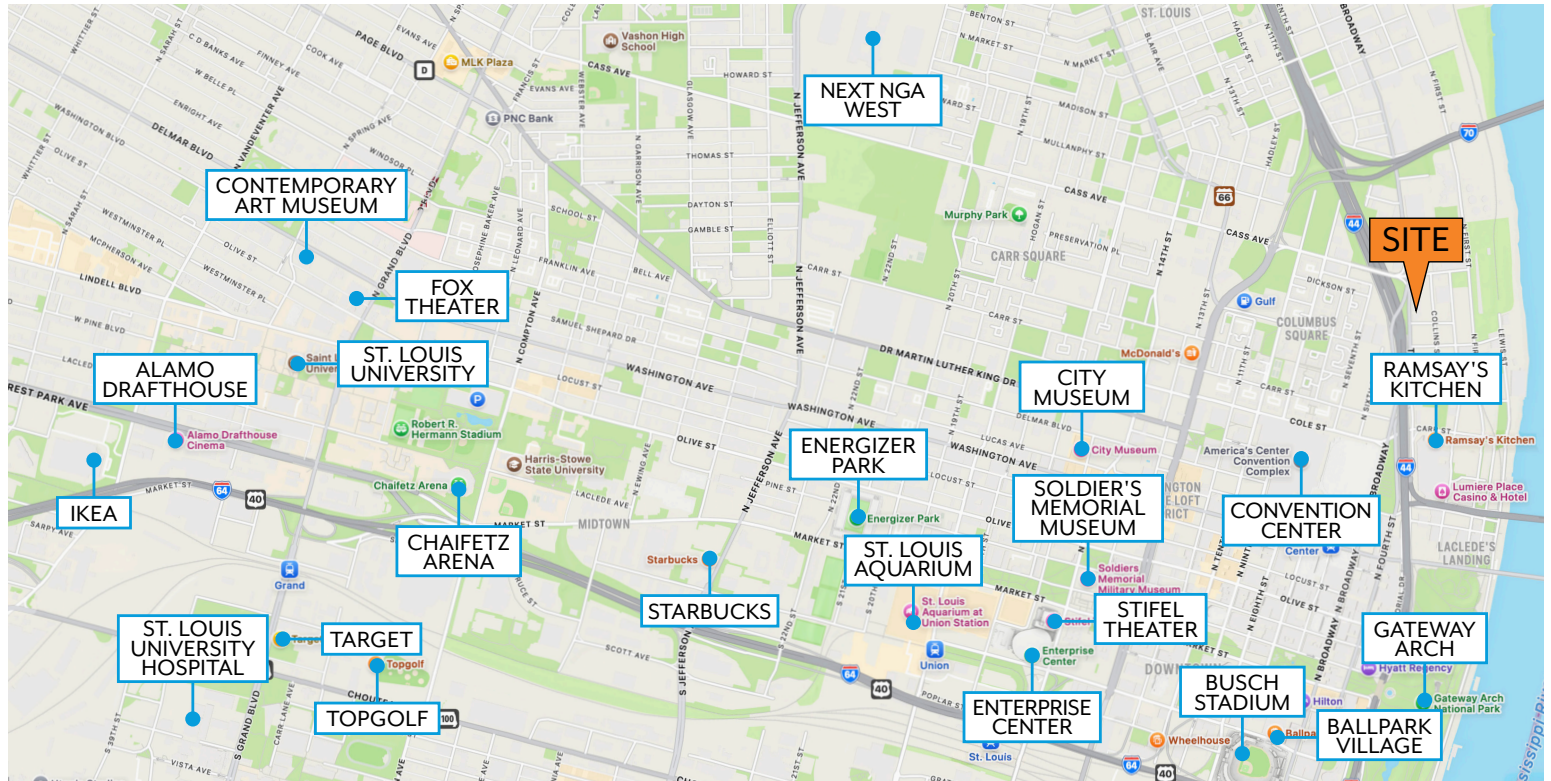
Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

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**

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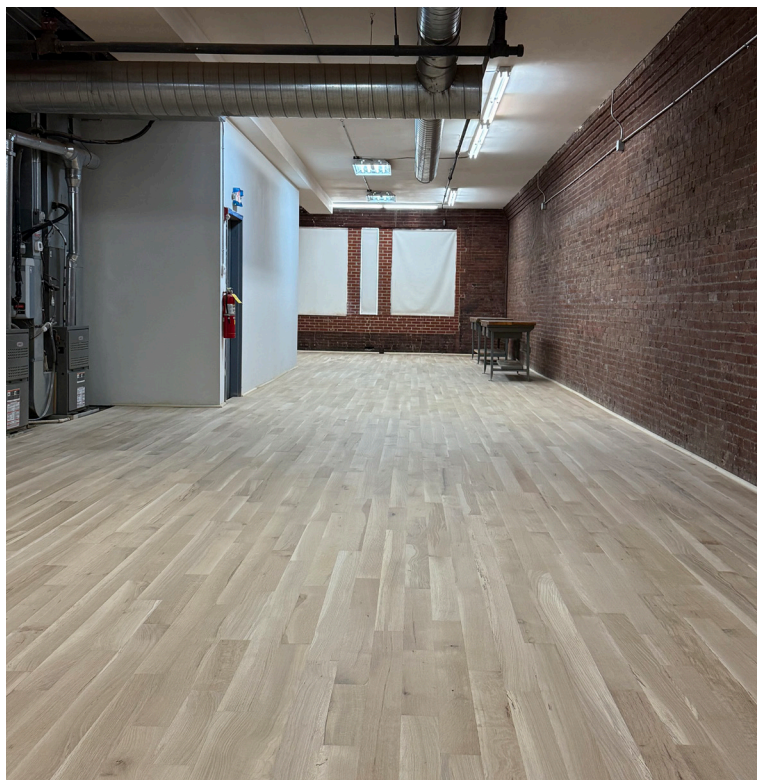


Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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