

UNIVERSITY CITY REDEVELOPED FIREHOUSE



SCAN HERE!



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6970 OLIVE BOULEVARD
ST. LOUIS, MO 63130
5,256 S.F. | \$525,000 (\$99.89/S.F.)

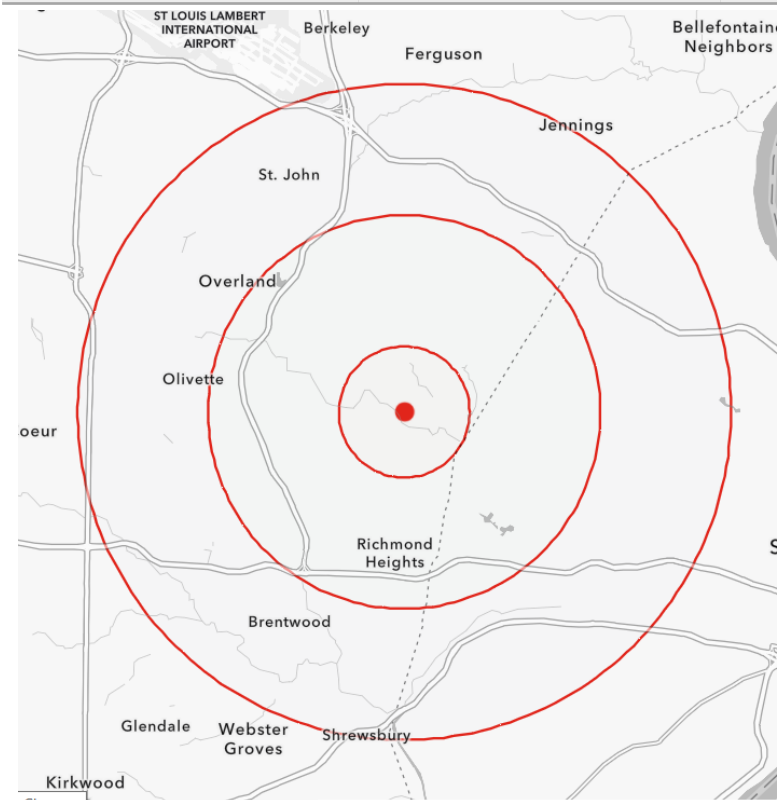
PROPERTY INFORMATION



- **REDEVELOPED IN 2023 — MODERNIZED WHILE PRESERVING HISTORIC FIREHOUSE CHARACTER (BUILT 1920).**
- **5,256 SF — SECOND-FLOOR CREATIVE OFFICE, HEATED/COOLED MAIN FLOOR GARAGE, PLUS BASEMENT STORAGE**
- **PRIME UNIVERSITY CITY LOCATION — OLIVE BLVD. FRONTAGE WITH 20,000+ VPD.**
- **0.49-ACRE PARCEL WITH GC ZONING — VERSATILE FOR OFFICE AND COMMERCIAL USE.**
- **10 DEDICATED PARKING SPACES — RARE CONVENIENCE FOR THIS CENTRAL LOCATION.**
- **IDEAL FOR CONTRACTOR OFFICE — ON-SITE VEHICLE AND EQUIPMENT STORAGE WITH OFFICE SPACE ABOVE.**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		18,409	115,800	296,326
HOUSEHOLDS		8,148	52,472	137,526
AVERAGE HH INCOME		\$132,420	\$133,826	\$112,793



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