

# For Sale

**NAIDESCO**

**4400 - 4398 Olive St**

St. Louis, MO 63108



## Property Highlights



**For Sale**  
**23,222 SF on 1.82 AC**  
(2 Bldgs, 5 Parcels)



**Automotive Flex / Shop**  
**Buildings & Land**



**High-Traffic Central**  
**West End Location**



**Sale Price:**  
**\$2,630,000**

For more information, please contact:



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**NAIDESCO**

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## Property Features

### 4400 Olive St | 7,256 SF on 0.53 AC

- Body shop with car lifts in place
- Four (4) drive-in doors
- 12'–13' clear height
- One private office and restroom

### 4401 Olive St\* | 0.36 AC (Commercial Zoning)

### 4396 - 98 Olive St\* | 0.57 AC (Commercial Zoning)

- Portion of lot is paved

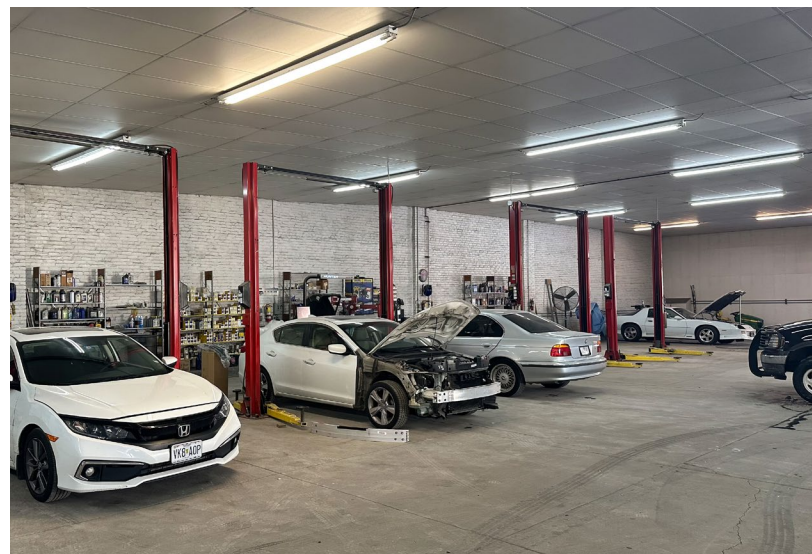
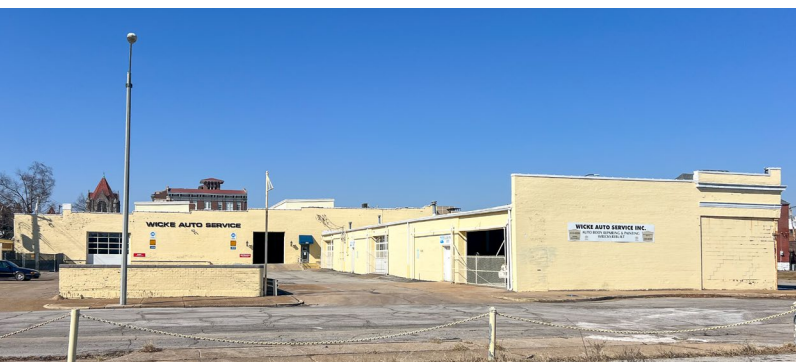
### 4416 Olive St | 15,966 SF on 0.36 AC

- Mechanical shop with car lifts and paint booth in place
- Four (4) drive-in doors
- 14.5' clear height
- $\pm 1,500$  SF office area
- Additional  $\pm 2,400$  SF upper-level mezzanine apartment (not included in SF)



**Sale Price: \$2,360,000 (2 Bldgs, 5 Parcels)**

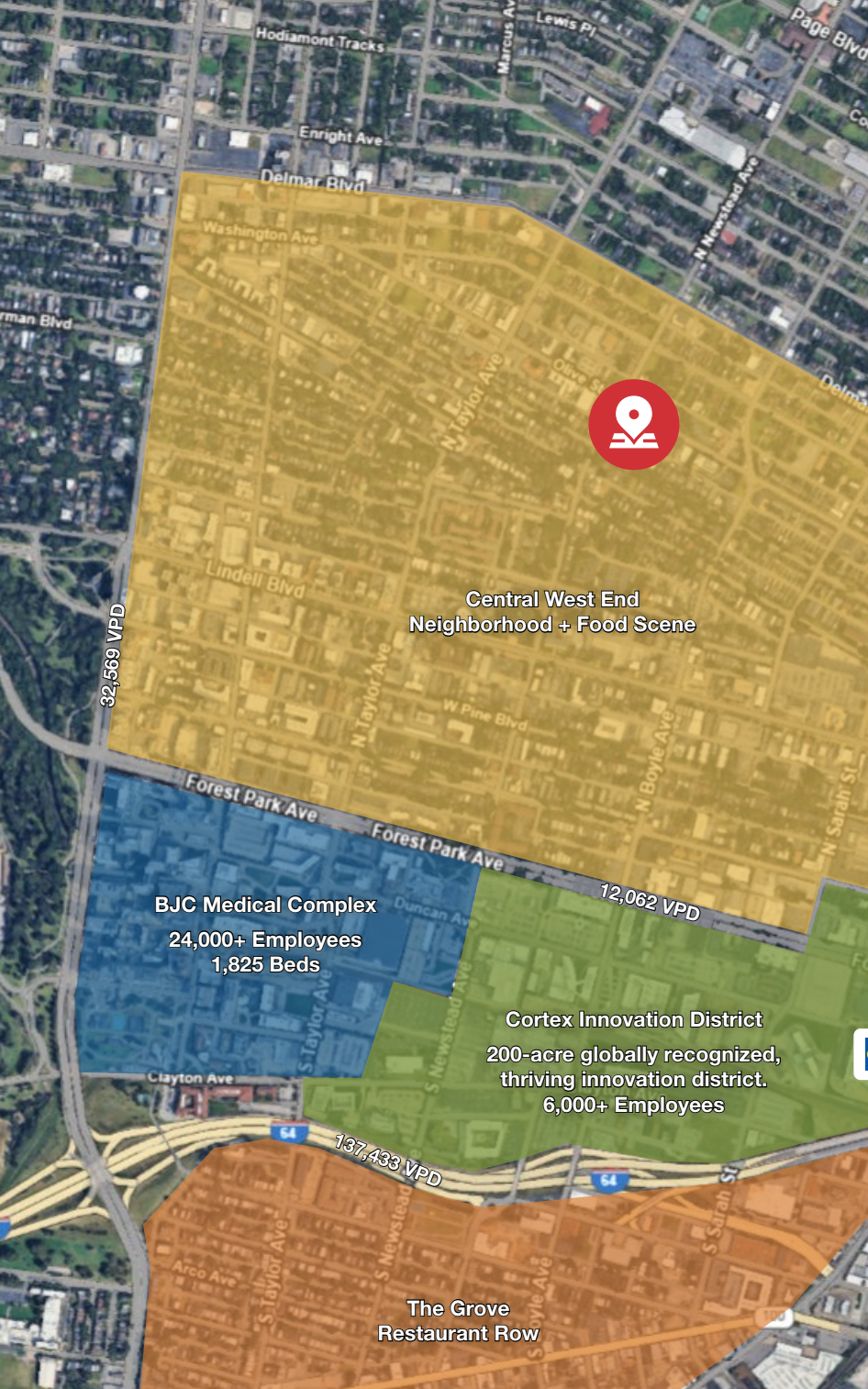
\*Land tracts can be sold separately











## Tenants in Area



**BJC Medical Complex**  
24,000+ Employees  
1,825 Beds

**Cortex Innovation District**  
200-acre globally recognized,  
thriving innovation district.  
6,000+ Employees



**St. Louis University**  
13,000+ students  
5,000+ faculty/staff

**City Foundry  
Entertainment Complex**



**The Grove  
Restaurant Row**



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