

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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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

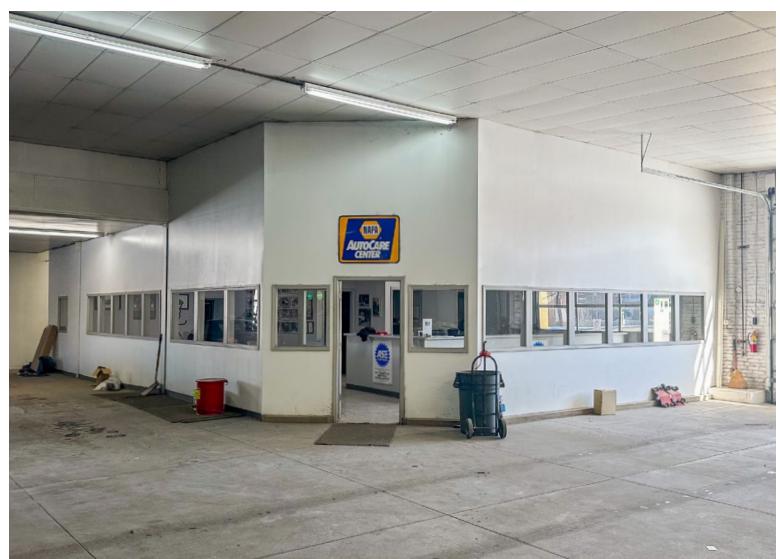
- Mechanical shop with car lifts and paint booth in place
- Four (4) drive-in doors
- 14.5' clear height
- ±1,500 SF office area
- Additional ±2,400 SF upper-level mezzanine apartment (not included in SF)

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

*Land tracts can be sold separately



Site



Tenants in Area



32,569 VPD

Central West End Neighborhood + Food Scene

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

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

The Grove Restaurant Row



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