

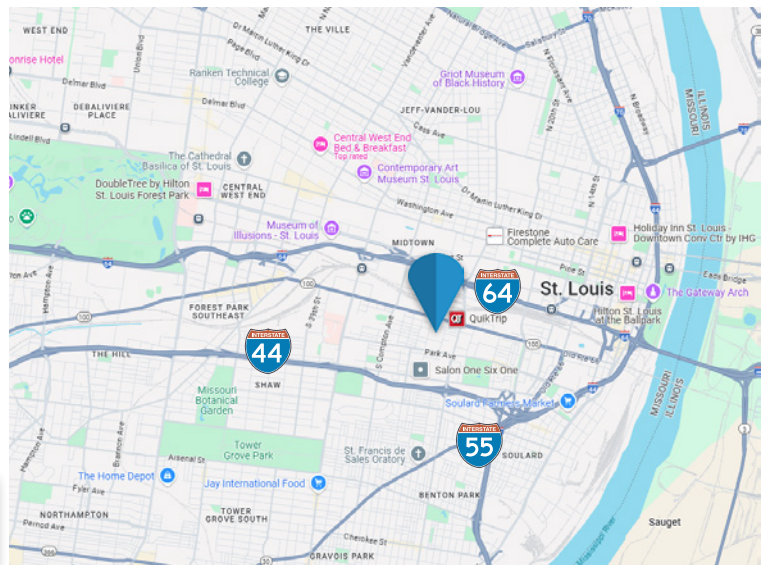
FOR SALE

2734 Lasalle St.
St. Louis, MO 63104

PRICE REDUCED



- Above Grade SF - 18,500
- Main Floor SF - 9,200
- Additional 9,000 SF Basement with 9ft Ceilings
- Building Fully Sprinklered
- Zoned Industrial J



Price: ~~\$1,750,000~~ \$1,550,000

Ken Wedberg

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Information contained herein has been obtained from the owner of the property or 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 recommend that Purchaser(s) investigate fully.

Summary

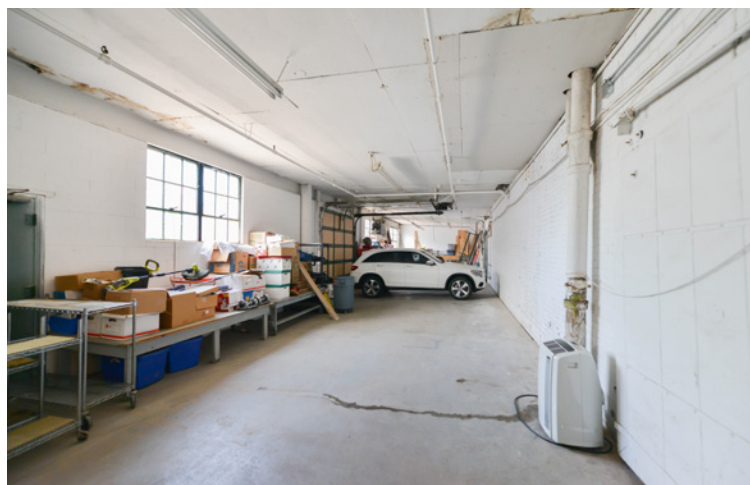
The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Single Tenant Retail Building, 2734-2738 Lasalle Street, St. Louis, MO 63104.

Investment Highlights

- Above Grade SF - 18,500
- Main Floor SF - 9,200
- Additional 9,000 SF Basement with 9ft Ceilings
- Building Fully Sprinklered
- Freight Elevator Access to All Levels
- Roof Replaced in 2013
- Built in 1927
- Zoned Industrial J
- Garage Drive-in Area in Rear
- Gate District/Floral Row

All offers will be considered. The owners are not offering any financing.



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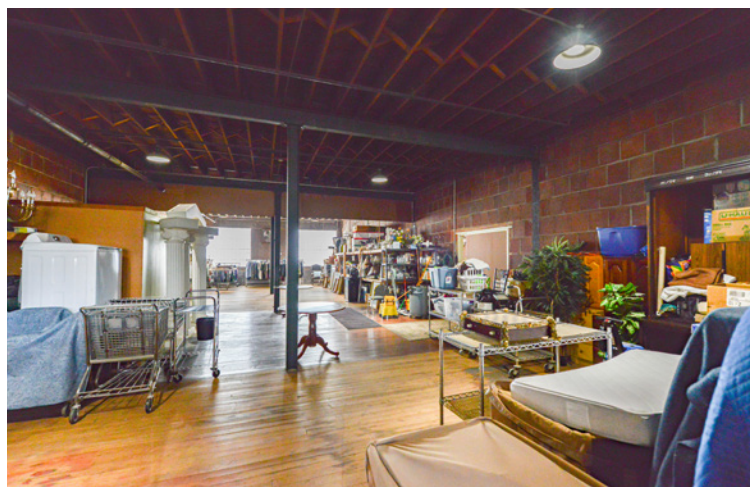
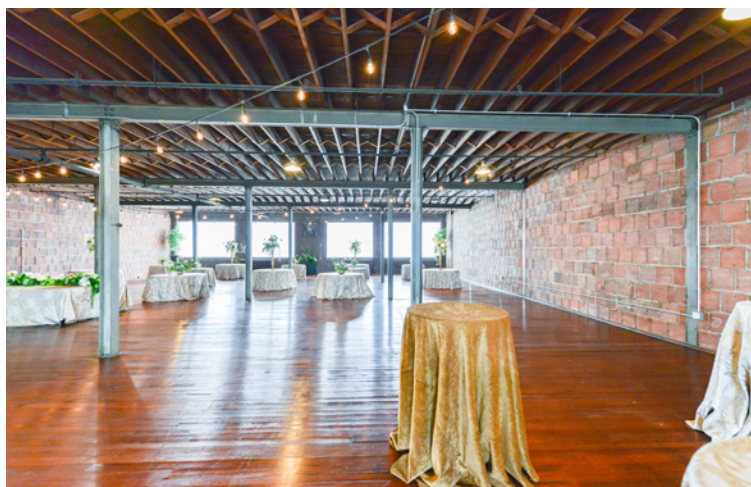
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Location



Demographics	1 Mile	3 Mile	5 Mile
Population	13,797	131,991	283,953
Households	6,499	66,417	139,187
Average Household Income	\$93,332	\$88,839	\$84,806
Traffic Volume	130,415	123,995	168,243

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Demographics



6,499

HOUSEHOLDS



13,797

POPULATION



1.95

AVERAGE
HOUSEHOLD SIZE



\$93,332

AVERAGE
HOUSEHOLD INCOME



\$345,210

AVERAGE
HOUSING VALUE



97.0%

EMPLOYMENT



66.4%

WHITE COLLAR
WORKERS

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