

Incredible  
Building

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SALE PRICE  
\$789,000

# Industrial Building With Beautiful Studio Apartment For Sale!



770 Lemay Ferry Road, St. Louis, MO, USA



Please call **Mark or Ron** to learn more and schedule a tour.

**KRAMER COMMERCIAL REALTY, LLC**

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# Perfect for an Owner/User or Investment Property.

## Currently operating as Cabinet/Countertop shop

Rare Mixed-Use Opportunity in the Heart of St. Louis!

Step into a well-maintained, 6,250 SF mixed-use building featuring numerous improvements.








Ideal for an owner-operator seeking to live on-site, or for an investor looking for a incredible asset with strong income potential.

The property may also be purchased with all woodworking equipment in place for an additional \$100,000—offering a true turnkey opportunity. Opportunities like this are extremely rare in the St. Louis area.

With excellent street frontage and outstanding visibility along Lemay Ferry, this property benefits from high traffic counts and prime exposure.

- **2- 8 Ft dock doors**
- **1- 10X10 Drive in door**
- **Property tax 2025- \$19,154.80**
- **Roofs all updated and one new roof in 2025**
- **HVAC units in great working order with newest one replaced in 2023**
- **Equipment can be purchased for an additional \$100,000**
- **New plumbing, electrical, cabinets and apartment refinished. (All appliances included in sale)**
- **Lemay St improvements supposed to be complete in 2026.**
- **BUILDING SOLD IN AS-IS condition.**

## Property Highlights

	<b>Location</b>	770 Lemay Ferry Rd, Saint Louis, MO 63125
	<b>Building Size:</b>	6,527 Sq Ft (Calculated)
	<b>Lot Size:</b>	12,375 Sq Ft (0.28 Acres)
	<b>Renovated:</b>	Many renovations and capital improvements!
	<b>Amenities:</b>	Industrial cabinet shop with a must see live in or rental studio apartment on 2 <sup>nd</sup> floor!
	<b>Building Features:</b>	This is a must see building with many improvements and renovations over the last 15 years
	<b>Destination location:</b>	Fantastic location with Lemay street frontage and near Highway 55.

## Sale price

**\$789,000**

# Market Overview

## St. Louis, MO

Lemay Ferry Road is one of South St. Louis County's most heavily traveled corridors with traffic counts frequently cited above 20,000 vehicles per day in nearby sections, making it desirable for retail, service, and mixed-use businesses seeking visibility and customer exposure.

The St. Louis retail market is experiencing strong growth, characterized by low vacancy rates and high absorption. This trend is likely to persist, supported by minimal new construction and robust preleasing activity. Contributing factors include a thriving labor market, which added 27,100 jobs last year, and increased consumer spending, especially in leisure and hospitality. These conditions make St. Louis an appealing

St. Louis offers high traffic, strong demographics, and a solid tenant base, making it a prime investment opportunity. The fully leased center provides immediate cash flow, and the robust market fundamentals indicate ongoing stability and growth. With prominent signage, ample parking, and a desirable location, this property is well-positioned for long-term success.





