



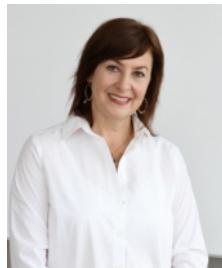
5001 Pernod Avenue St Louis, MO 63139

0 BED **0** BATH **4,734** SQ FT

A rare opportunity to own an impressive historic brick mixed-use, multi-family building offering outstanding flexibility, income-generating potential and an included 3,382 SF side lot. This architecturally distinctive property is comprised of 2 spacious units and will be delivered completely vacant at closing, offering a true blank slate for investors, owner-users or live/work buyers. The 2,207 SF main-level unit was most recently used as a daycare and features a welcoming front reception area, 3 large and flexible rooms, 1 full and 1 half ADA-compliant restroom, a large stainless-steel commercial kitchen and storage space. The layout easily supports a variety of uses including office space, salon or spa, child or adult daycare, wellness services, retail or a live/work residence. The adaptability of this space truly invites you to bring your imagination. The upper-level unit is a full apartment offering 2,527 SF of living space with a private entrance. The space offers a full kitchen, 4 bedrooms and elegant French doors opening to a light-filled sunroom that can serve as an office or 5th bedroom, highlighted by terrazzo floors and expansive windows. Highlights include 2 full bathrooms, a spacious living room, dining room and a large laundry room/den that leads to a private rooftop balcony just perfect for container gardening, BBQs and relaxing outdoor enjoyment.

OFFERED AT:

\$750,000



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