



**GATE DISTRICT
MIXED USE
OFFICE/WAREHOUSE**

Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

3135 LAFAYETTE AVENUE

ST. LOUIS, MO 63104

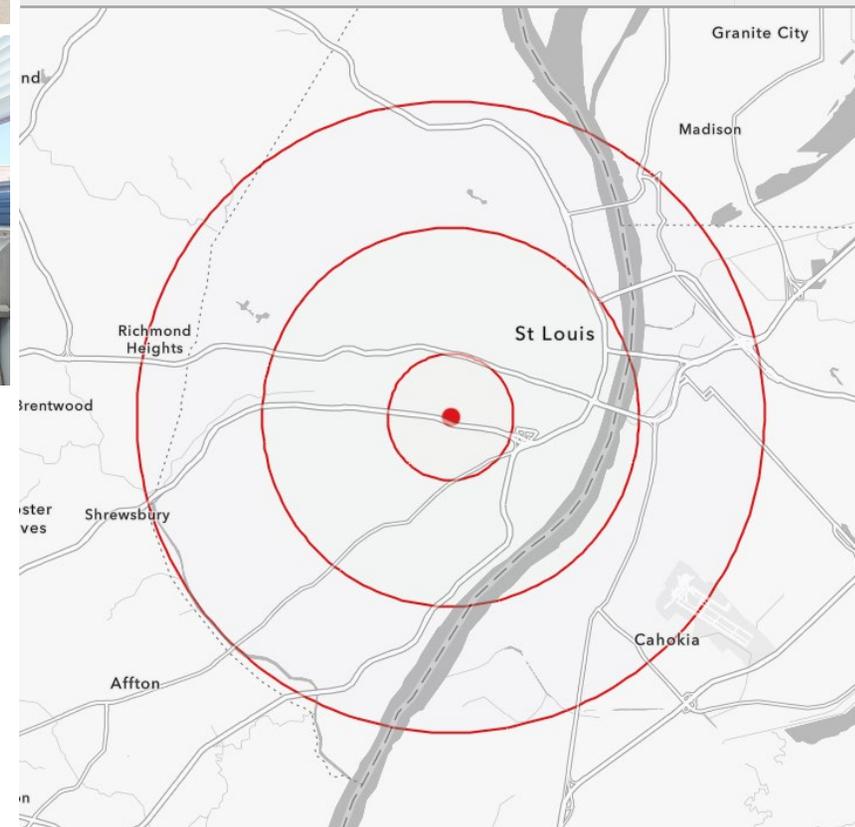
5,830 S.F. | \$525,000 (\$90.00/S.F.)

PROPERTY INFORMATION



- LOCATED IN THE GATE DISTRICT WITHIN ST. LOUIS CITY'S CENTRAL CORRIDOR, MINUTES FROM DOWNTOWN AND SLU
- 5,830 SF TWO-STORY OFFICE/WAREHOUSE WITH HISTORIC CHARACTER, FORMERLY A POST OFFICE
- MAIN FLOOR FEATURES TWO SEPARATE COMMERCIAL UNITS AND INCLUDES A COMMERCIAL KITCHEN
- SECOND FLOOR OFFERS POTENTIAL FOR TWO RESIDENTIAL UNITS, WITH EXISTING KITCHEN AND TWO FULL RESTROOMS
- REAR GARDEN LOT WITH POTENTIAL FOR ON-SITE PARKING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,302	137,881	290,607
HOUSEHOLDS	8,780	72,801	146,647
AVERAGE HH INCOME	\$117,737	\$93,702	\$91,778



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

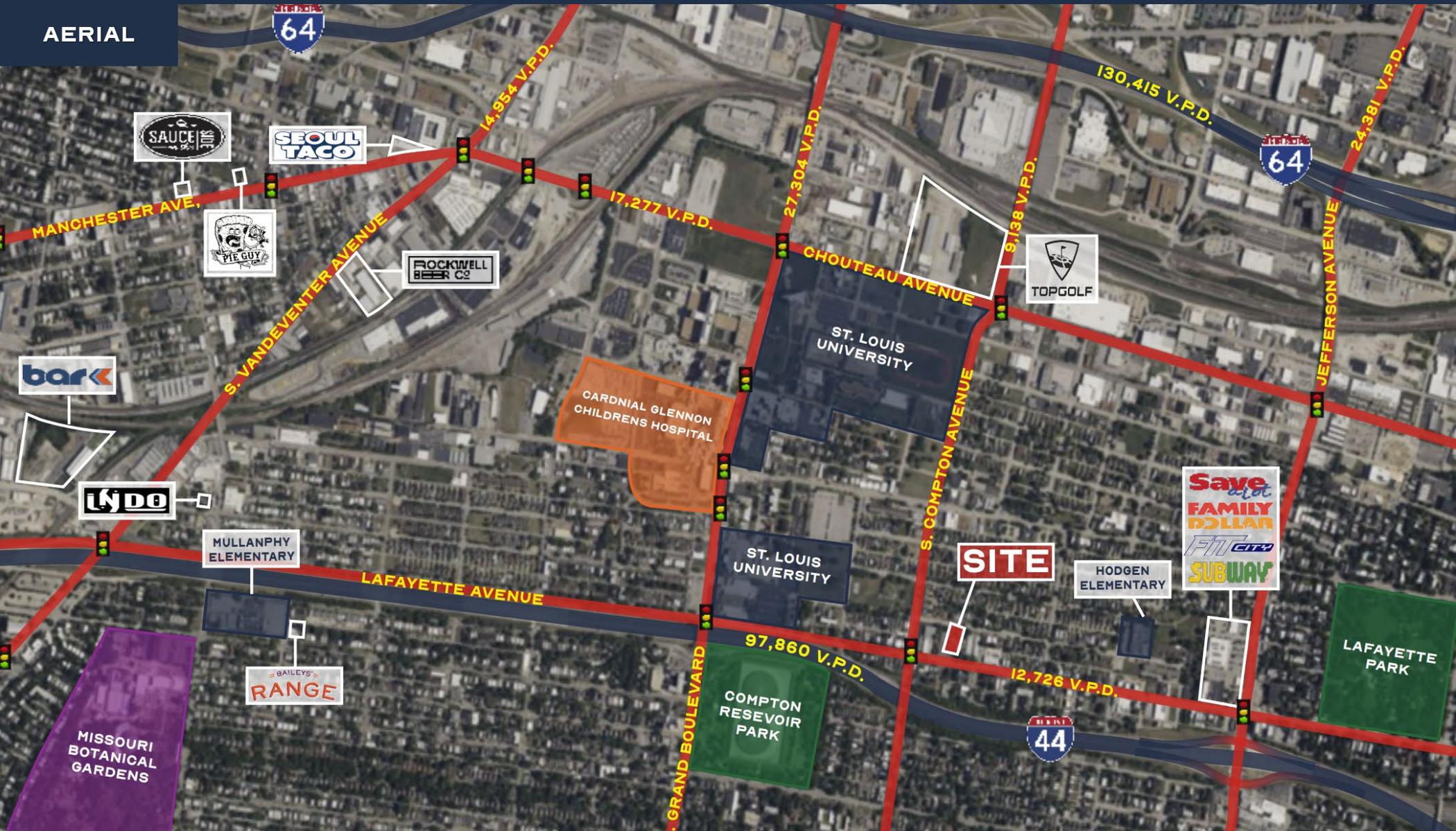
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

3135 LAFAYETTE AVENUE

ST. LOUIS, MO 63104

5,830 S.F. | \$525,000 (\$90.00/S.F.)

AERIAL



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

3135 LAFAYETTE AVENUE

ST. LOUIS, MO 63104

5,830 S.F. | \$525,000 (\$90.00/S.F.)