

FOR SALE

**7,540 Sf Retail / Commercial / Loft
Building (Live / Work)**

**1319 Washington Ave.
St. Louis, MO 63103**



BUILDING FOR SALE

- 7,540 Sf. Retail / loft / commercial building.
- First floor tenant with 5-year left on lease (plus 5-year option).
- Mezzanine level with full-bath.
- Top level has a live/work artist loft with a 1,800+Sf wide open production / studio space and 1,000+Sf 1 bed / 1 bath living space.
- Full-building sprinkler system.
- 4 floor freight elevator.
- Top level and mezzanine will be vacant upon sale, ready for you to move-in.



Contact: Chris Bock

314-518-4027

Chris@UnionSTL.com
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Union Realty

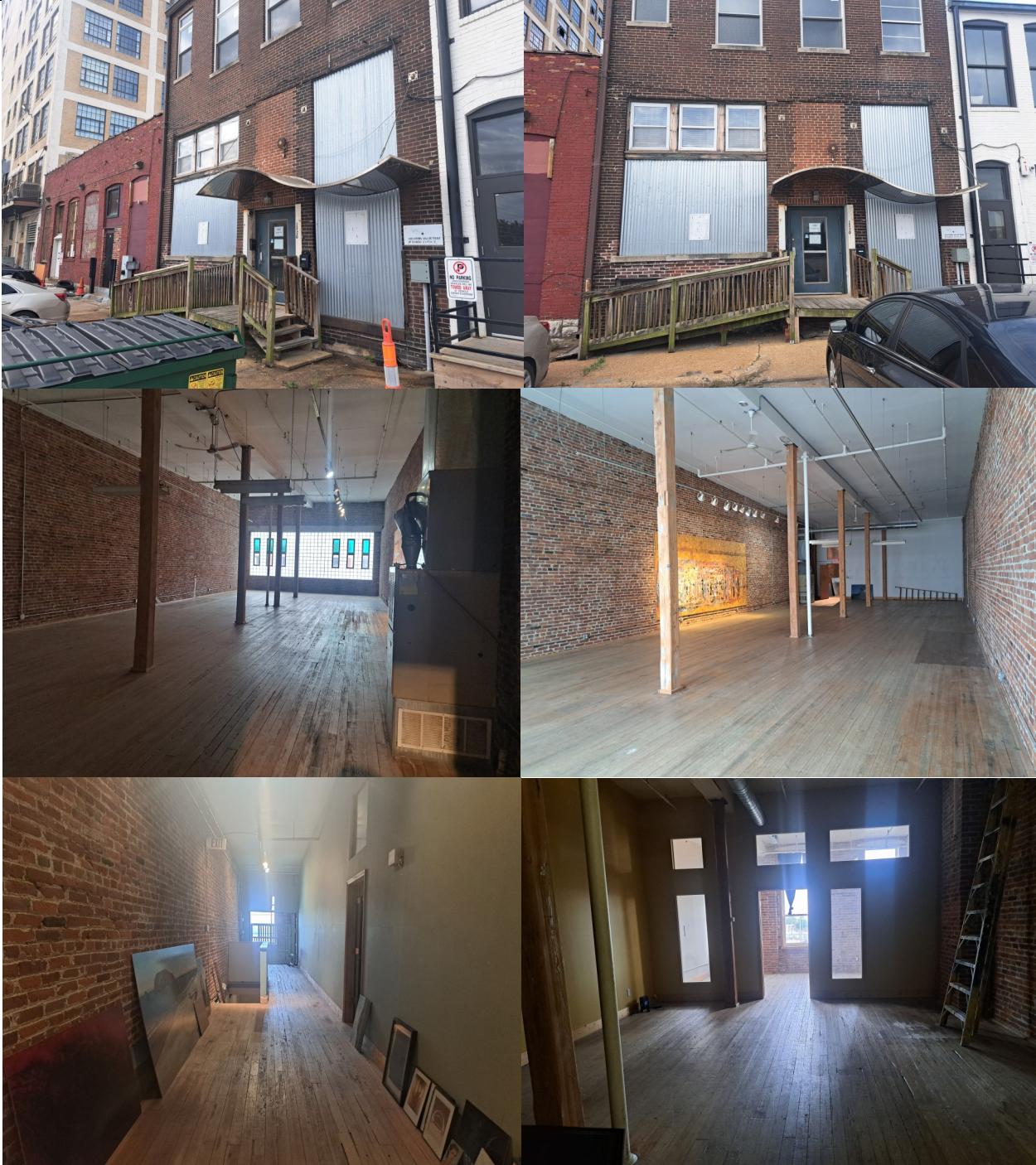


List price \$375,000.00

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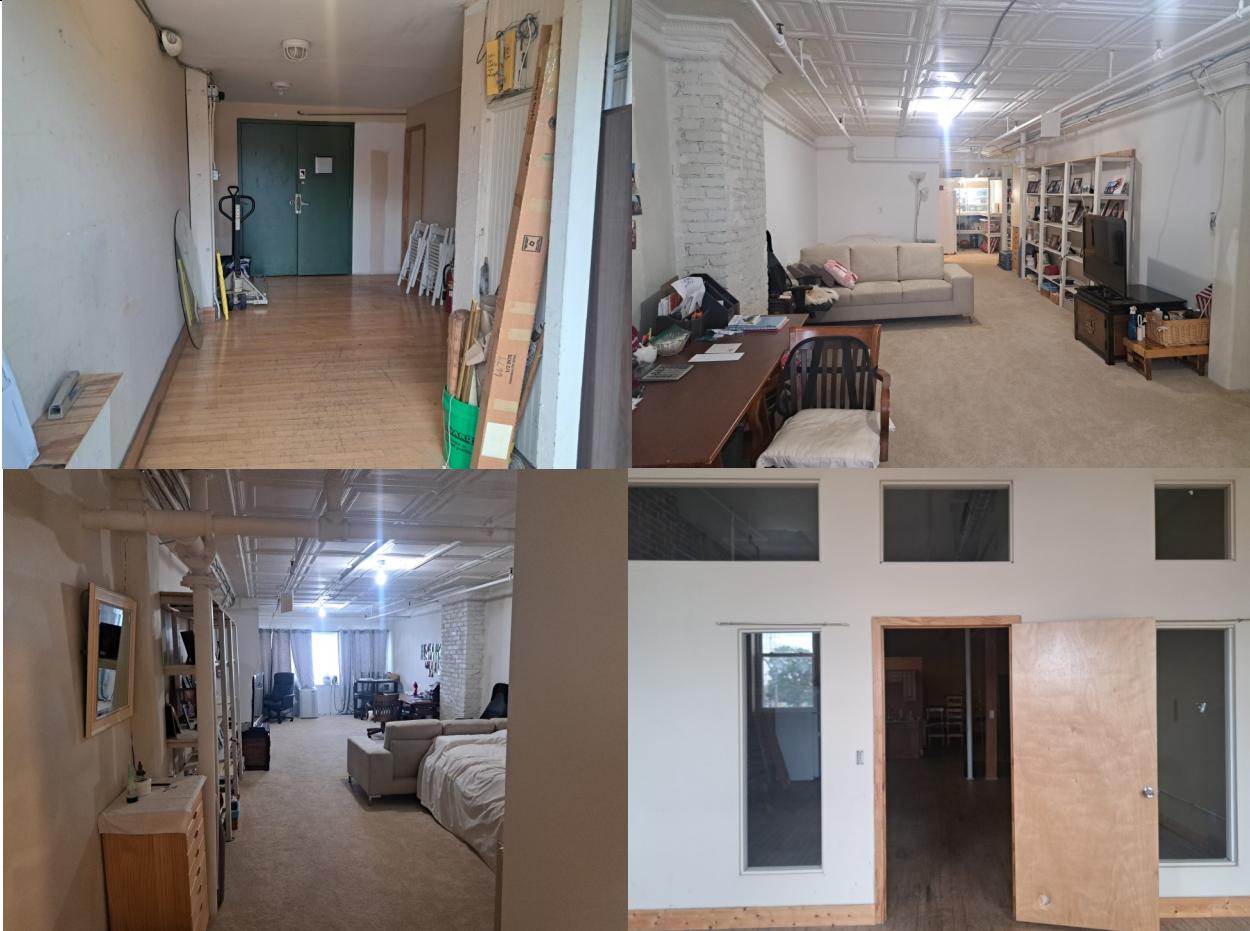
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