

for  
sale

2657  
washington  
st. louis, mo 63103

5,250 sf  
building  
in midtown

newer tpo  
roof, electric,  
hvac, etc

one or two  
user building  
currently demised



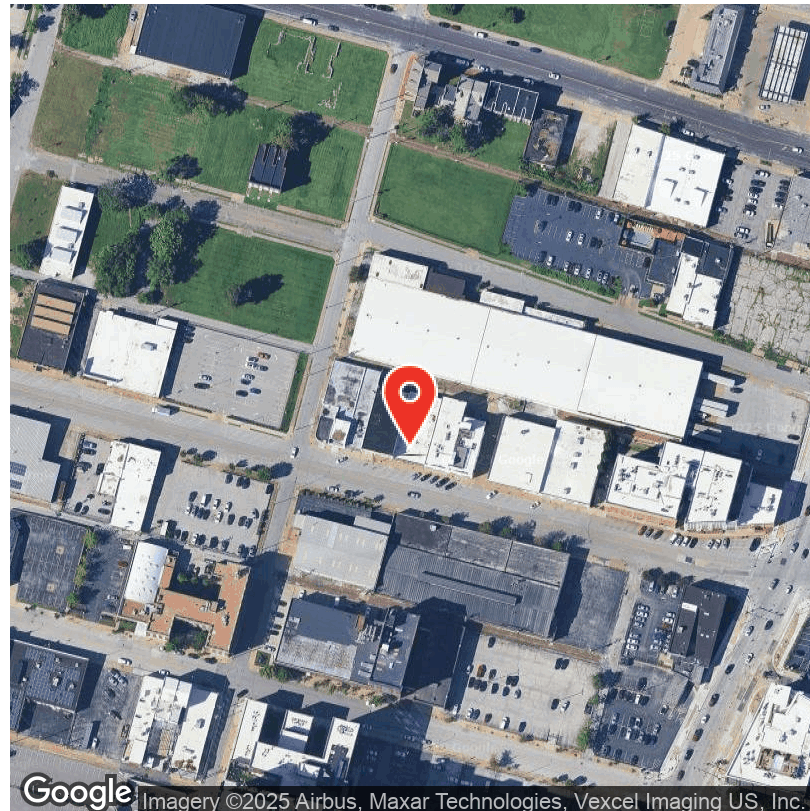
### PROPERTY DESCRIPTION

Incredible redevelopment opportunity on Wash Ave close to the new MLS Stadium, NGA, and many other developments in the booming Downtown West/Midtown neighborhoods of St. Louis.

The property is 5,250 SF . New storefront and awning installed, new TPO roof, HVAC units, and new electric panels. Set up for two separate spaces, but can easily become one. Perfect for creative office use, retail, restaurant, or event space - endless opportunities. Each space has a garage door in back.

### PROPERTY HIGHLIGHTS

- New Storefront & Awning, Roof, HVAC units, Electric Panels.
- High profile location on Washington in Booming Midtown
- Near NGA & MLS Stadium
- Mostly gutted and ready for your plans
- 2, 2,625 SF Suites available or can be combined
- Perfect for Creative Office, Retail, or Restaurant



Google

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ADDITIONAL PHOTOS

2657-59 WASHINGTON BLVD.



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