

Investment Opportunity Historic Dance Hall

2719-2729 & 2709-2711 Cherokee St St. Louis, MO 63118

Discover a rare investment opportunity in this historic 1927 building, in St. Louis. A 25,000 sq ft of versatile commercial space. The highlight of this property is the stunning 18,000 sq ft ballroom - a spectacular and historic venue that's ideal for events, concerts, conferences, or creative endeavors. The sale includes 5 leases with a monthly income of roughly \$11,800.

Investment Price:

\$2,200,000



2719-2729 & 2709-2711 Cherokee St
St. Louis, MO 63118



DO NOT DISTURB BUSINESS.

By Appointment Only - Broker Must Be Present



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

KRAMER COMMERCIAL REALTY, LLC

www.kramercommercialrealty.com



100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

Mark Kramer & Ron Kramer

Mark@kramercr.com | Ron@kramercr.com



314-221-6278



314-221-6276

Invest in this Historic Dance Hall!

Building Sq. Ft: 25,750 +/- and 3,408 +/-

Tax ID: 1515-00-0330-0 & 1515-00-0530-0

Zoned: Commercial

2024 Taxes: \$3,218.66 & \$19,279.39

Year Built-1927

New TPO roof in last 5 years.

4–10-ton HVAC units replaced 4 years ago

Sale Includes lots of equipment, furniture and fixtures.

3 Boilers replaced in 2023

2 Buildings included, 5 leases currently in place

Tax office, 2,000 sf - \$1,800 Monthly

Appliance Store, 8,000 sf- \$4,000 Monthly

Audio Store, 1,000 sf- \$1,000 Monthly

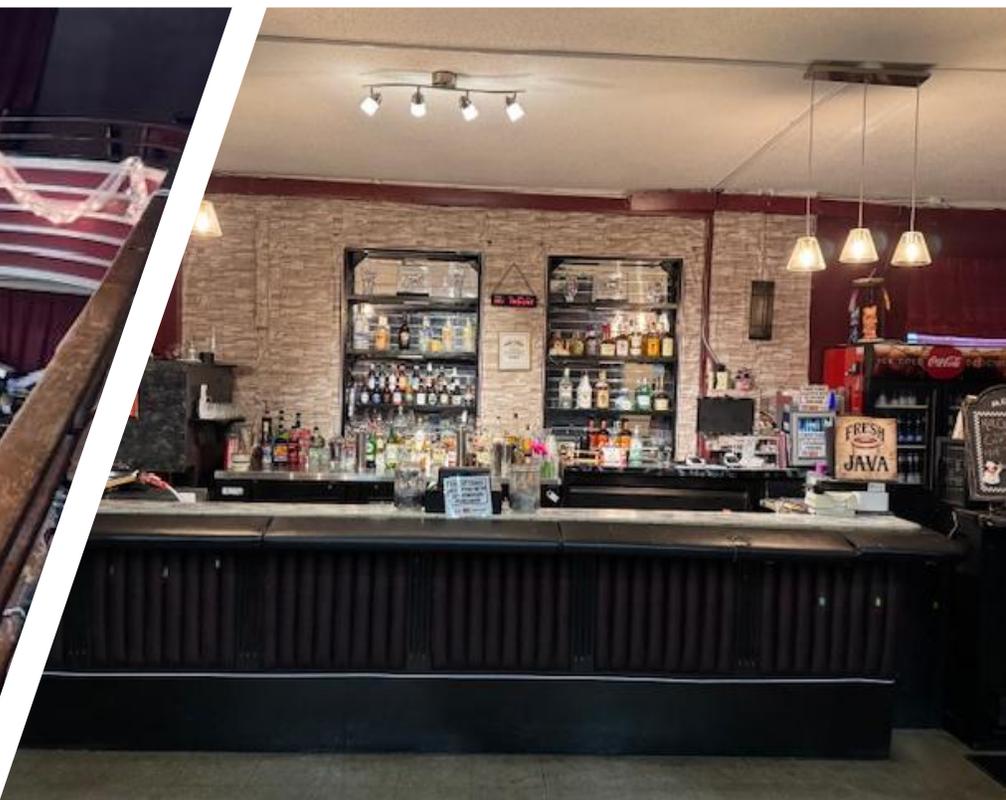
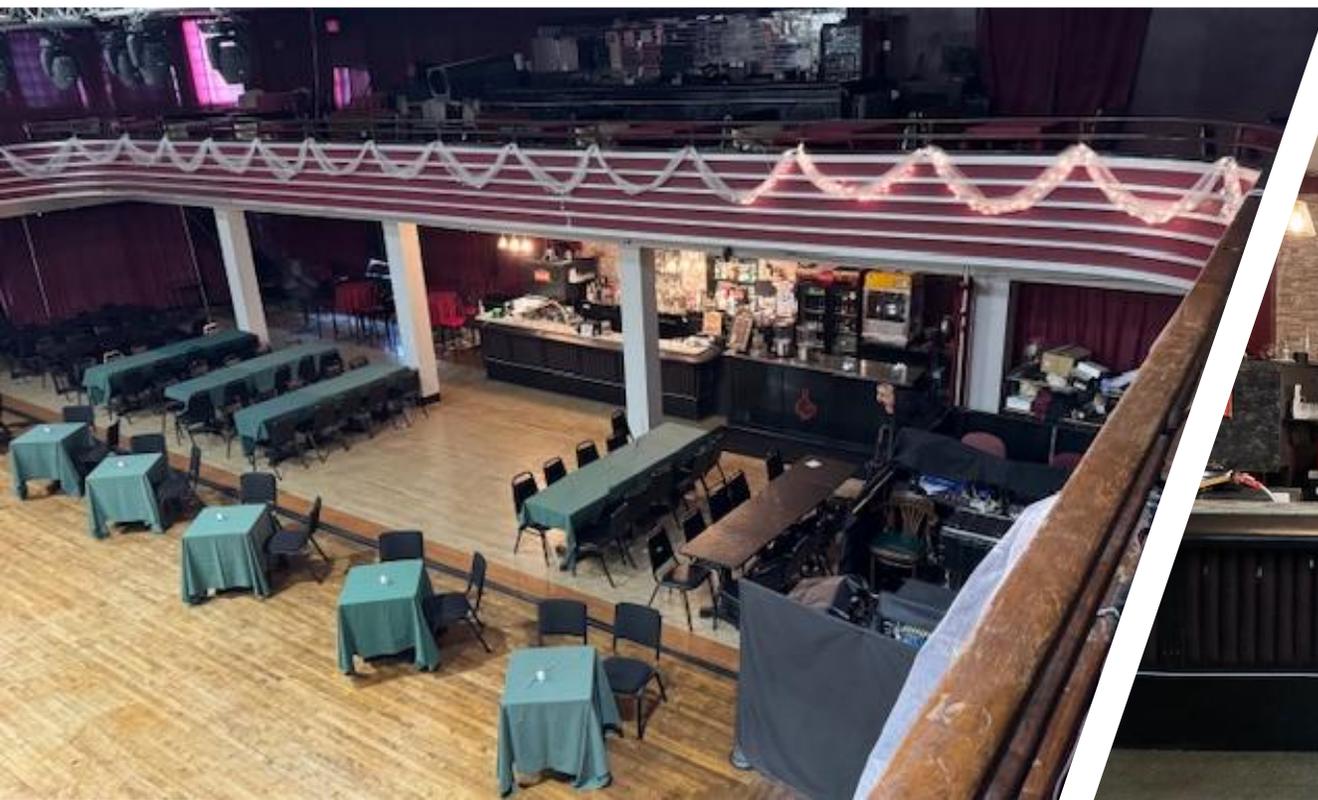
Convenience store, 1,500 sf- \$1,500 Monthly

Casa Loma, 10,000 sf \$3,500 Monthly (Owner/Tenant well below market) New market rent would be \$10. sq ft.

Possible New Rent \$23,300 Monthly

Two Buildings Included!







Market Overview

St. Louis, MO

St. Louis, situated near the confluence of the Mississippi and Missouri rivers, is a significant economic hub in the Midwest. The St. Louis economy is expected to experience modest growth in the coming years. Projections indicate a 0.4% increase in home values by May 2024 and a 1.7% rise by October 2025, suggesting a stable real estate market.

Economic Indicators:

Gross Domestic Product (GDP): In 2022, the GDP of Greater St. Louis was approximately \$178.66 billion, reflecting a steady economic performance.

Source: STATISTA

Employment: As of November 2024, the civilian labor force in the St. Louis, MO-IL area was about 1.508 million, with an employment figure of approximately 1.458 million, indicating a stable job market. Source: BUREAU OF LABOR STATISTICS

Major Employers:

St. Louis is home to several Fortune 500 companies, including:

- Centene Corporation
- Emerson Electric
- Reinsurance Group of America
- Edward Jones
- Graybar Electric
- Ameren

These corporations play a significant role in the local economy, providing employment and contributing to the city's economic stability.

Investment Sale

Investment Opportunity

Call Brokers For
More Information



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Contact

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