MANOR REAL ESTATE

FOR SALE

MANCHESTER AVENUE MIXED USE BUILDING FOR SALE



Caleb Anthonis
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6831 MANCHESTER AVENUE
ST. LOUIS, MO 63143
4,000 S.F. | $399,000 ($99.75/S.F.)

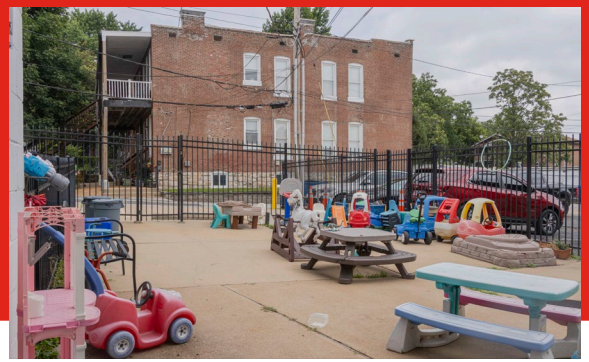
MANOR REAL ESTATE

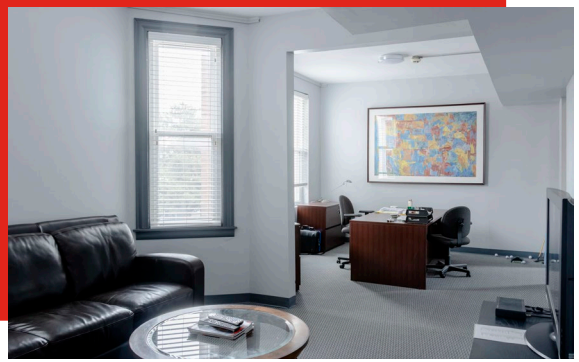
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PROPERTY INFORMATION



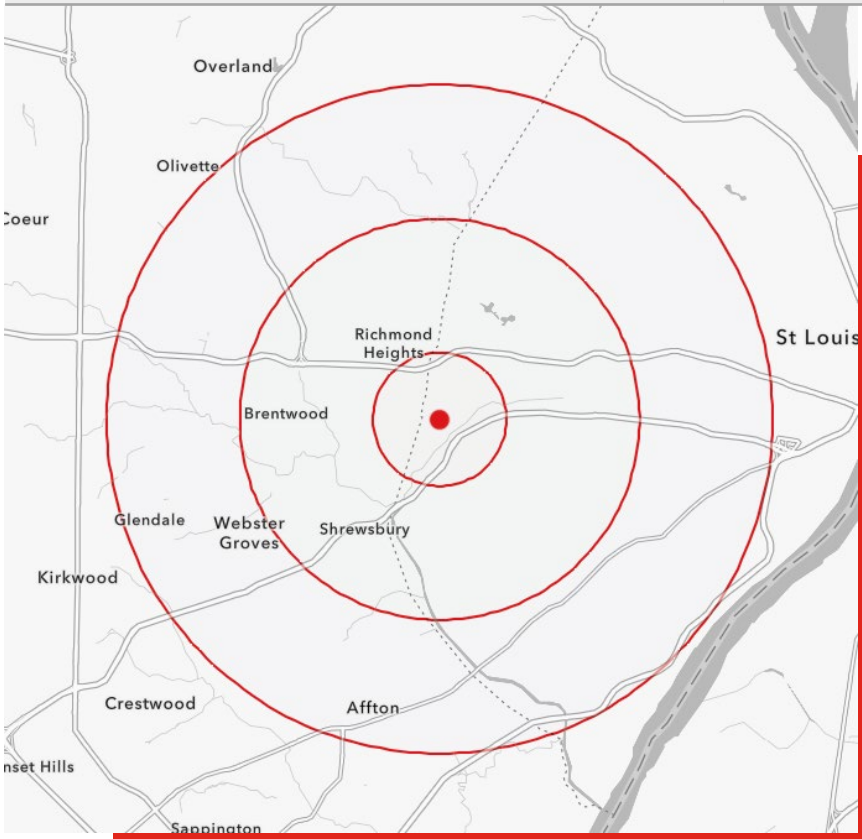






- OWNER/USER OPPORTUNITY – 4,000 SF FULLY VACANT AND AVAILABLE ACROSS TWO FLOORS (2,000 SF EACH)
- BOTH LEVELS AVAILABLE FOR LEASE: UPPER AT $12 PSF + UTILITIES; LOWER AT $18 PSF NNN
- RECENT CAPITAL IMPROVEMENTS: NEW HVAC, FRONT DOORS, HELITECH WATERPROOFING, ALUMINUM ROOF TREATMENT
- 21,734 VPD ON MANCHESTER AVE | QUICK ACCESS TO MAPLEWOOD AMENITIES
- LOWER LEVEL PREVIOUSLY IMPROVED FOR DAYCARE USE – FLEXIBLE FOR RANGE OF COMMERCIAL/OFFICE USES
- AVG HH INCOME $95,665 WITHIN 1-MILE RADIUS | STRONG OWNER-OCCUPIED OFFICE SUBMARKET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,345	140,598	373,821
HOUSEHOLDS	8,927	71,494	180,116
AVERAGE HH INCOME	$107,290	$129,537	$118,297



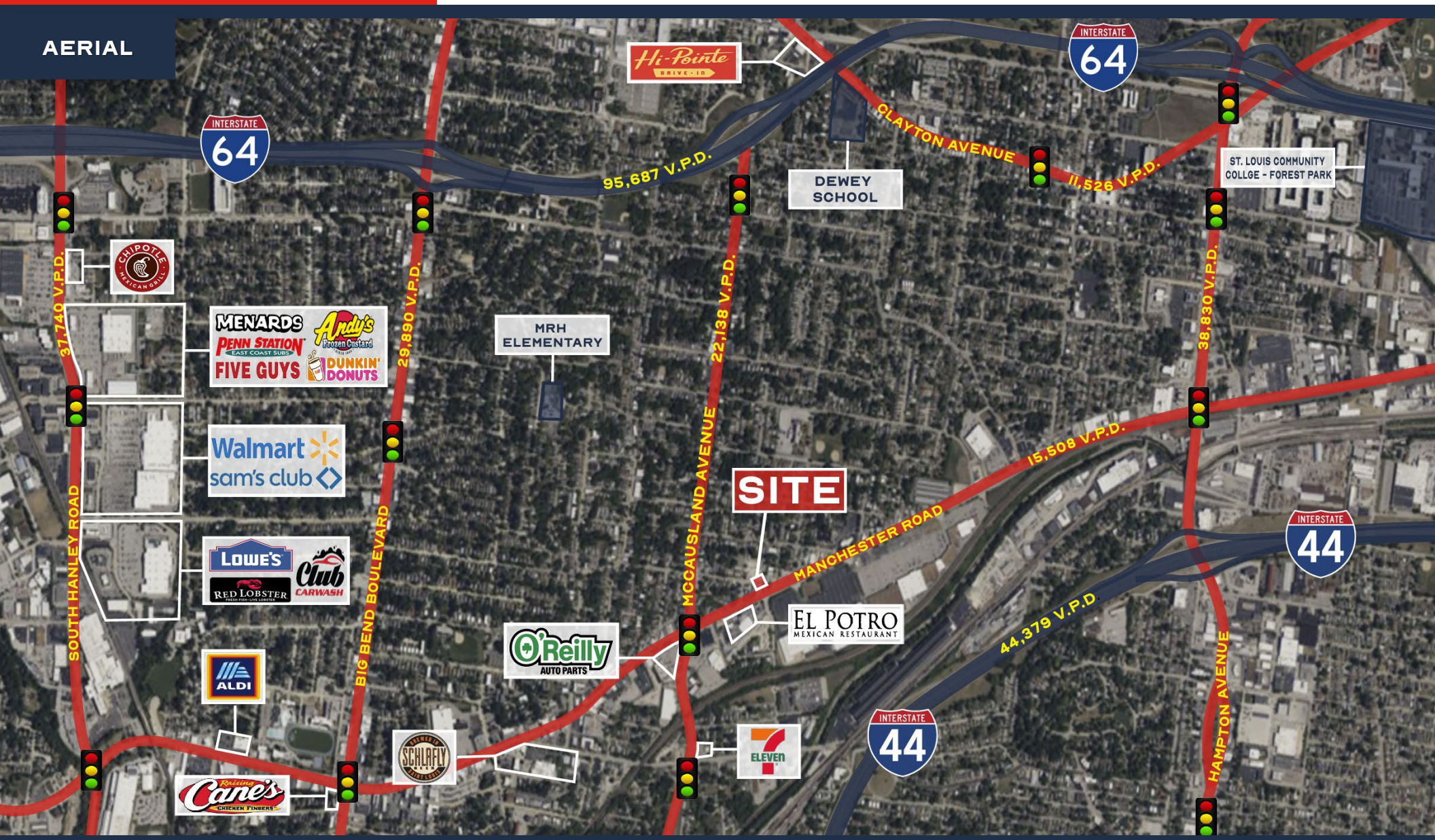
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.