MANOR REAL ESTATE

FOR SALE



HISTORIC MAIN STREET MIXED-USE INVESTMENT

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334 N Main Street
St. Charles, MO 63301
5,712 S.F. | $899,000 ($157.39/S.F.)

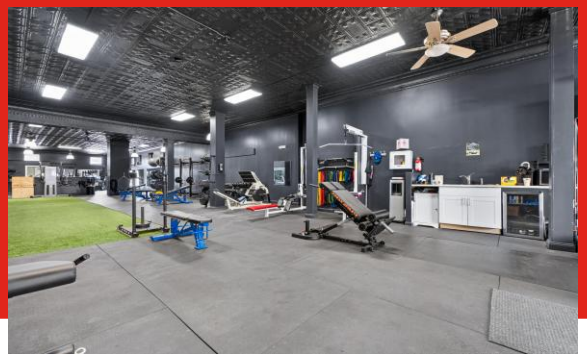
MANOR REAL ESTATE

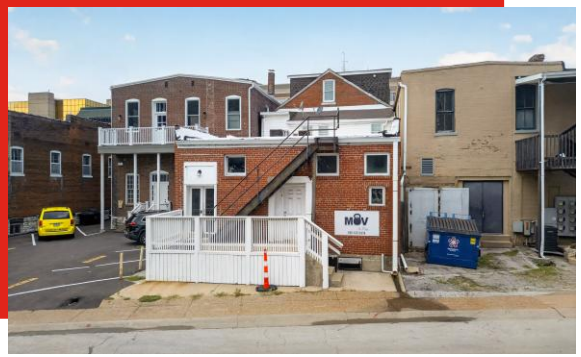
FOR LEASE

PROPERTY INFORMATION

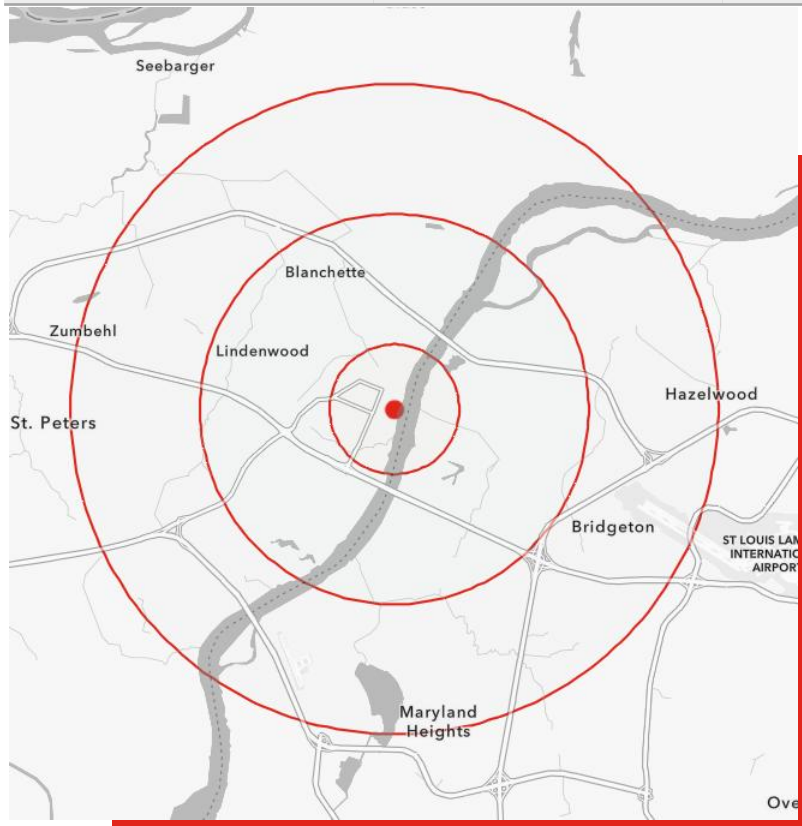








DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,873	50,476	123,962
HOUSEHOLDS	3,277	22,308	53,519
AVERAGE HH INCOME	$101,340	$106,454	$116,900



- INCOME IN PLACE: UPPER-FLOOR AIRBNB AND APARTMENT UNIT ON THE 2ND FLOOR
- HISTORIC 1835 BRICK MIXED-USE BUILDING WITH DIRECT MAIN STREET ST. CHARLES FRONTAGE
- GYM SPACE ON 1ST FLOOR CURRENTLY FOR AVAILABLE: ONCE LEASED SIGNIFICANT CASH FLOW TO THE FUTURE OWNER
- LOWER LEVEL (+/- 2,850 SF) BUILT OUT WITH LOCKER ROOMS AND SHOWERS SUPPORTING THE GYM SPACE
- WALKABLE RIVERFRONT DISTRICT STEPS FROM THE MISSOURI RIVER AND KATY TRAIL (79 WALK SCORE)

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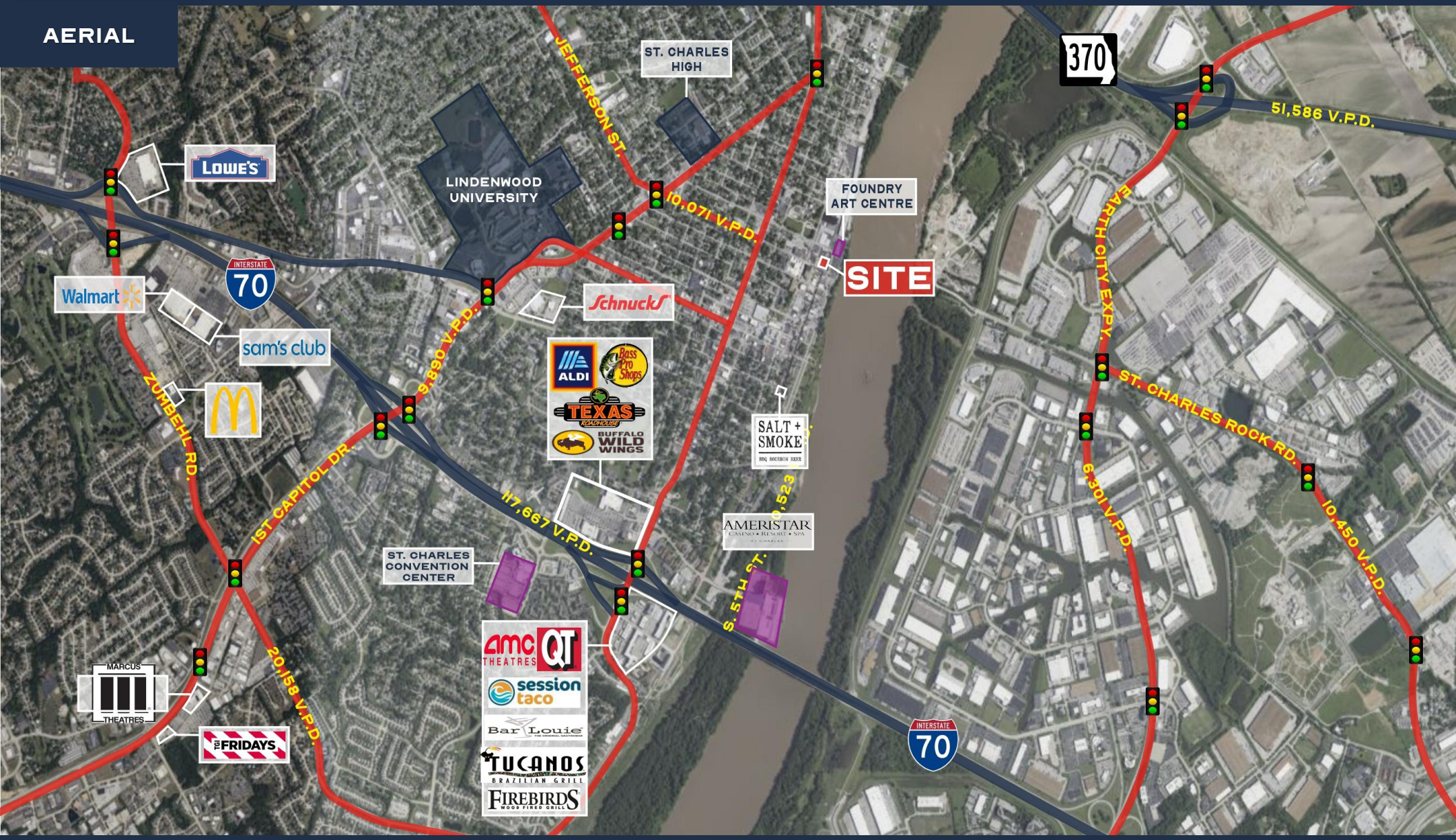
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.