MANOR REAL ESTATE

FOR SALE

SOUTH CITY MIXED-USE PROPERTY



Jack Junker
Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

5094 ARSENAL STREET
ST. LOUIS, MO 63139
14,832 S.F. | $1,300,000 ($87.65/S.F.)
0.33 ACRE

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FOR SALE

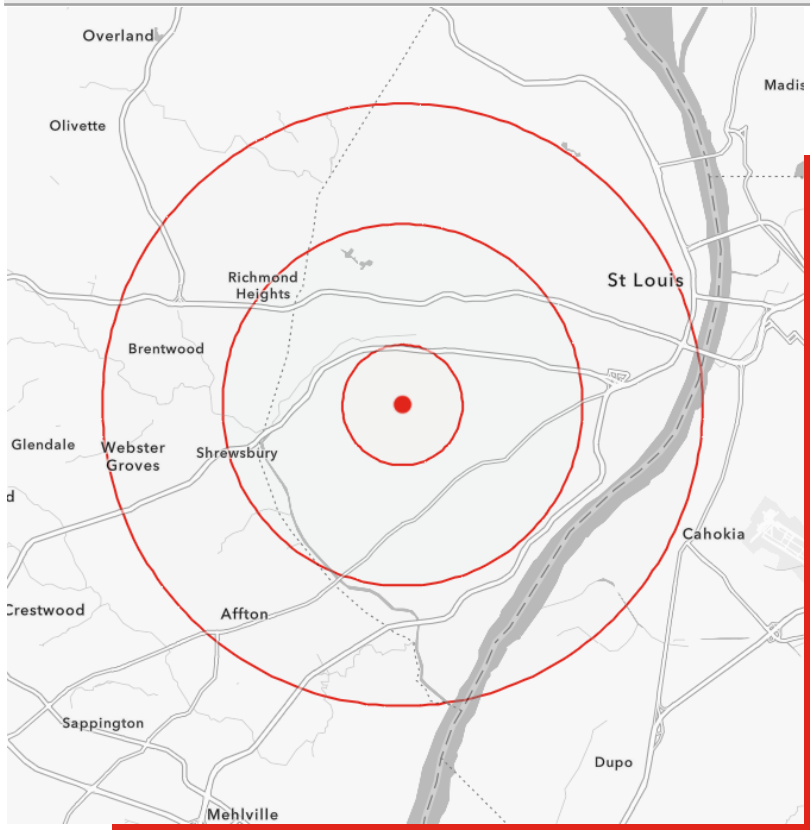
PROPERTY INFORMATION






- ALL FFE INCLUDED IN SALE
- 3 AM BAR (SANDRINAS) WITH COMMERCIAL KITCHEN AND 6' HOOD
- INDOOR AND OUTDOOR COLD STORAGE; TAP LINES RUN THROUGH BASEMENT
- 2ND FLOOR VENUE/BILLIARDS SPACE WITH ITS OWN BAR & KITCHEN
- RICH HISTORY BUILT IN 1880
- 2 APARTMENTS UPSTAIRS ~1,500 SF EACH PROVIDING ADDITIONAL RENTAL INCOME
- APPROXIMATELY 20 PARKING SPACES

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		16,841	168,398	366,728
HOUSEHOLDS		9,615	89,971	182,629
AVERAGE HH INCOME		$90,395	$101,792	$108,835



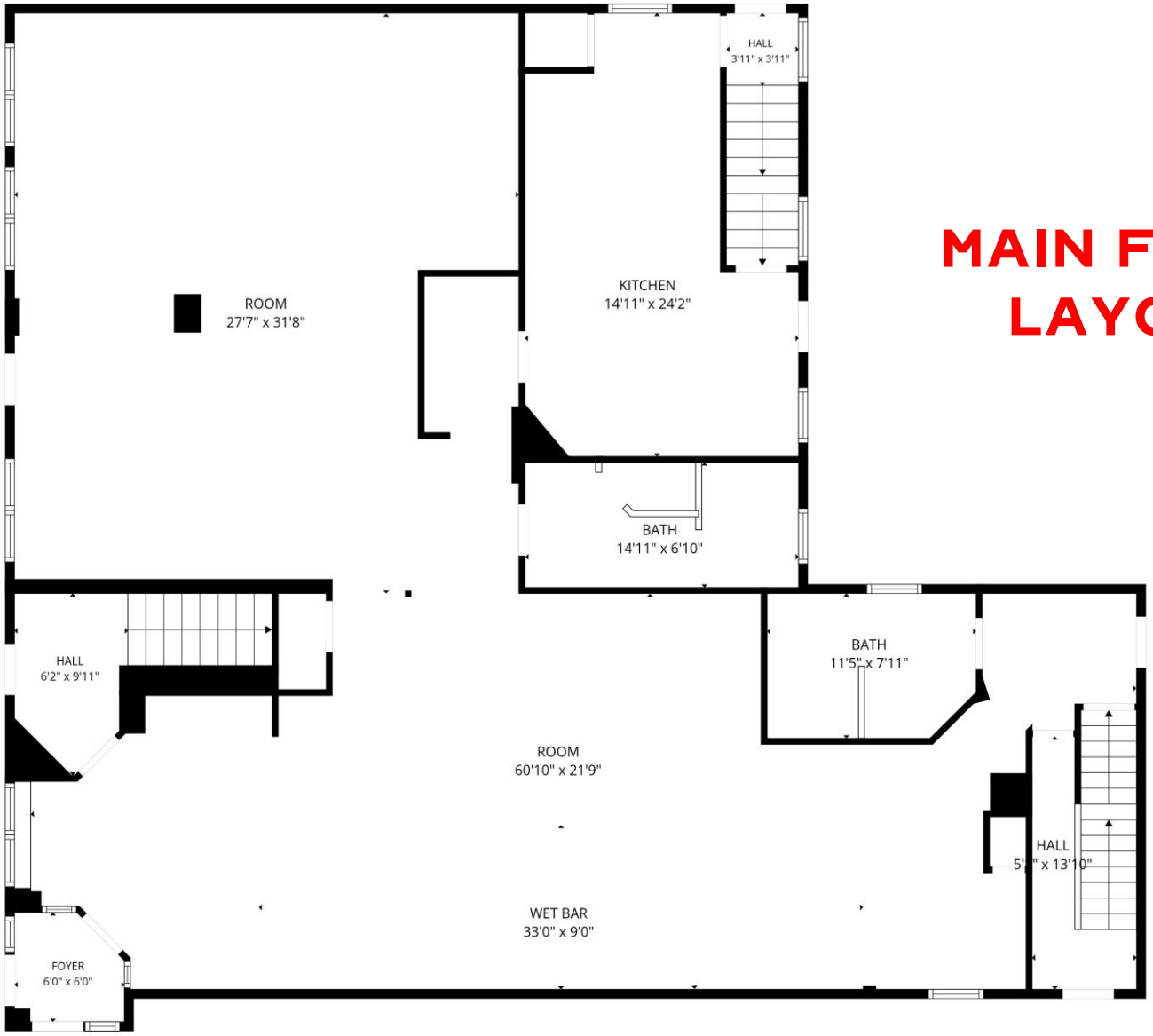
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FLOOR PLAN



MAIN FLOOR LAYOUT

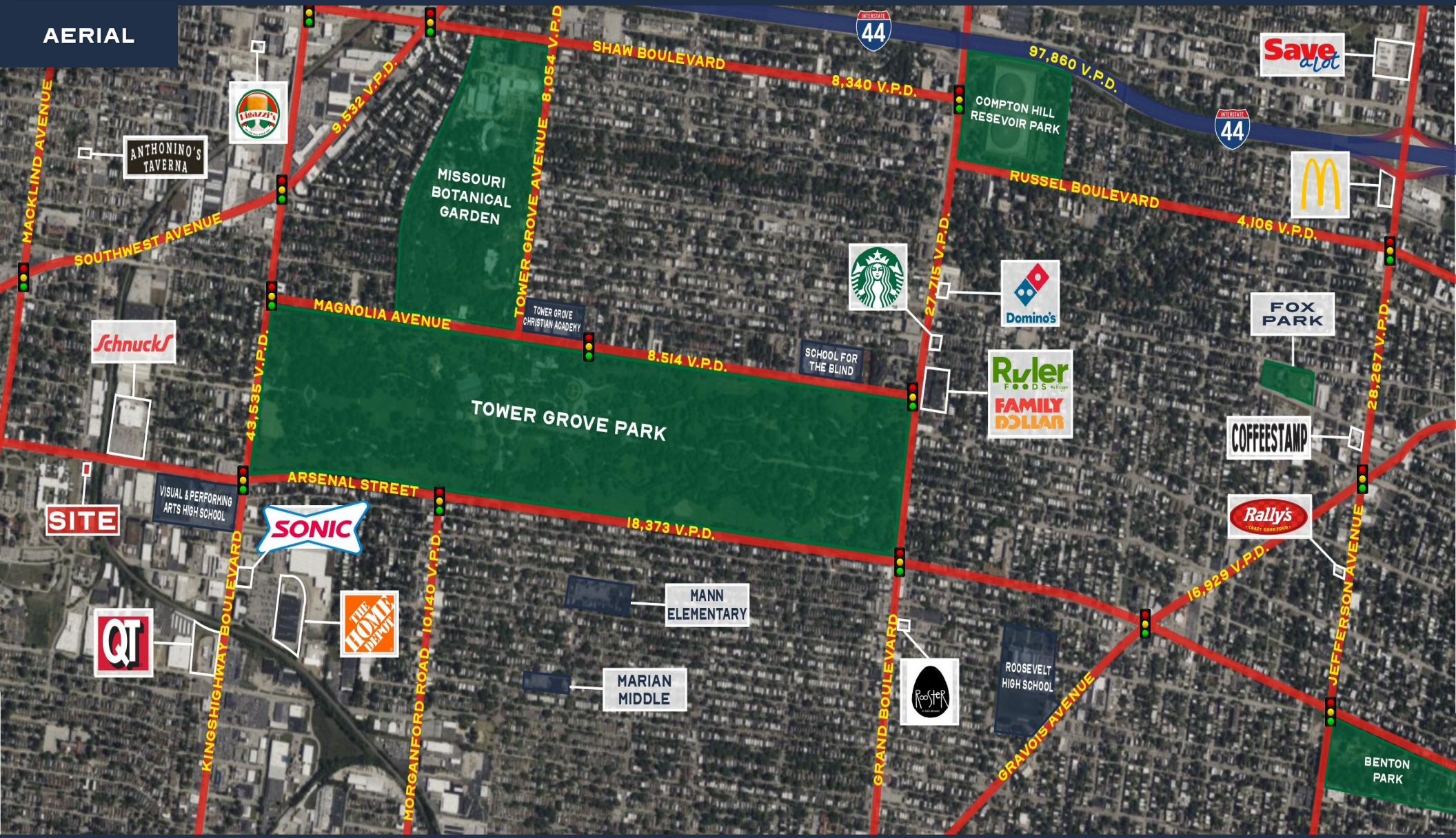
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AERIAL



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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.