MANOR REAL ESTATE

FOR SALE

HISTORIC SOULARD MIX-USE BUILDING



JACK JUNKER
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1304 SIDNEY STREET
ST. LOUIS, MO 63104
2,736 S.F. | $260,000 ($95.03/S.F.)

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PROPERTY INFORMATION

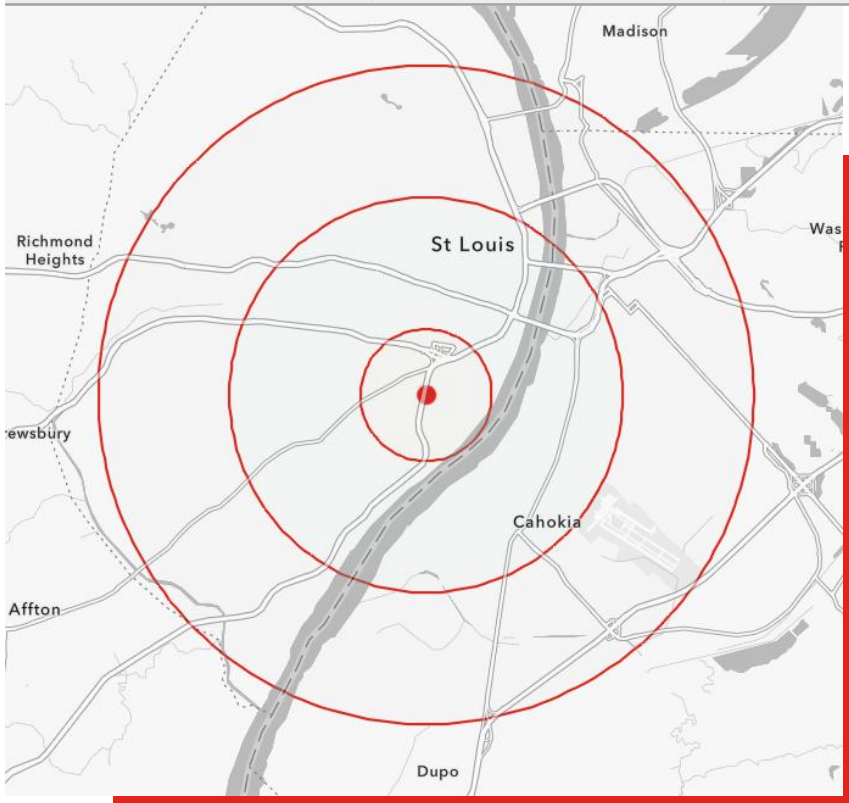








DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,670	112,289	245,345
HOUSEHOLDS	8,507	57,257	126,511
AVERAGE HH INCOME	$113,906	$88,635	$89,499



- 2,736 SF THREE-STORY ORIGINAL BRICK COMMERCIAL BUILDING
- FIRST FLOOR RETAIL WITH 2ND AND 3RD FLOOR APARTMENTS
- TPO ROOF
- INVESTOR READY FOR CONVERSION TO UPDATED APARTMENTS OR A SINGLE-FAMILY HOME
- LOCATED IN THE SOULARD HISTORIC DISTRICT
- TO BE SOLD IN CURRENT AS-IS CONDITION

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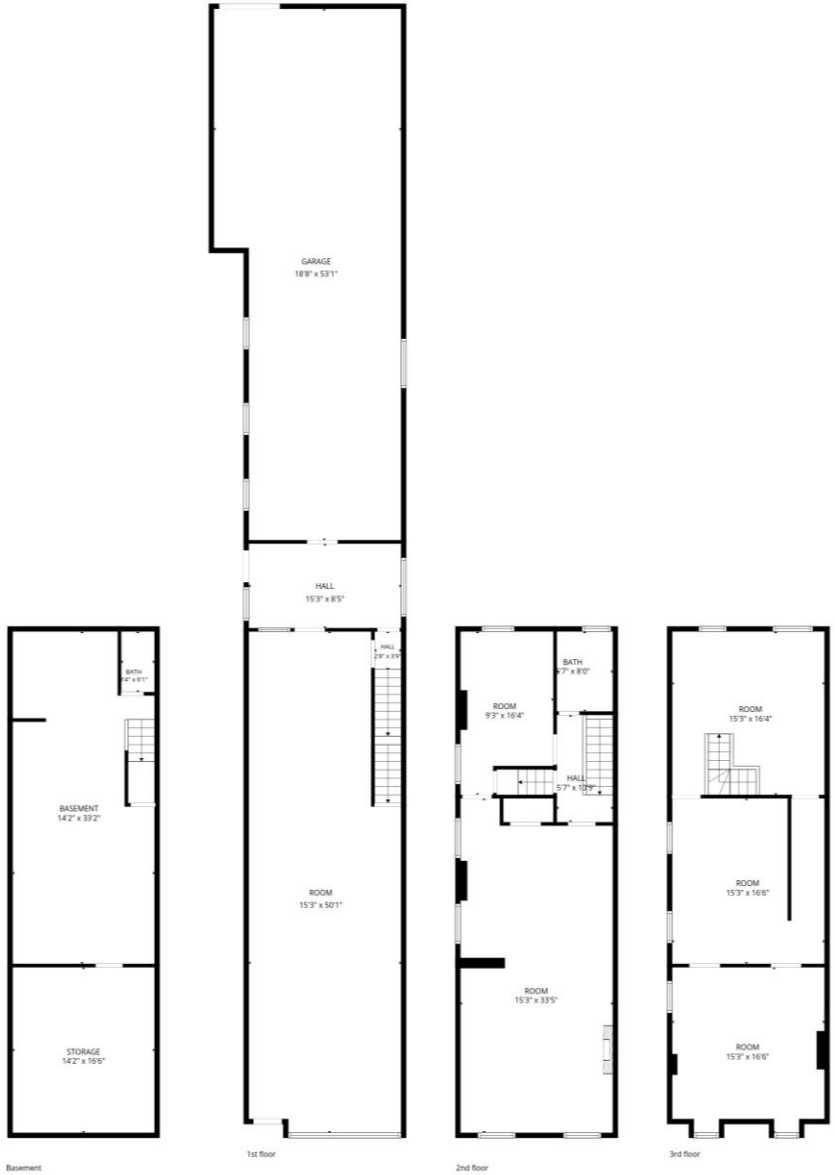
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FLOOR PLAN



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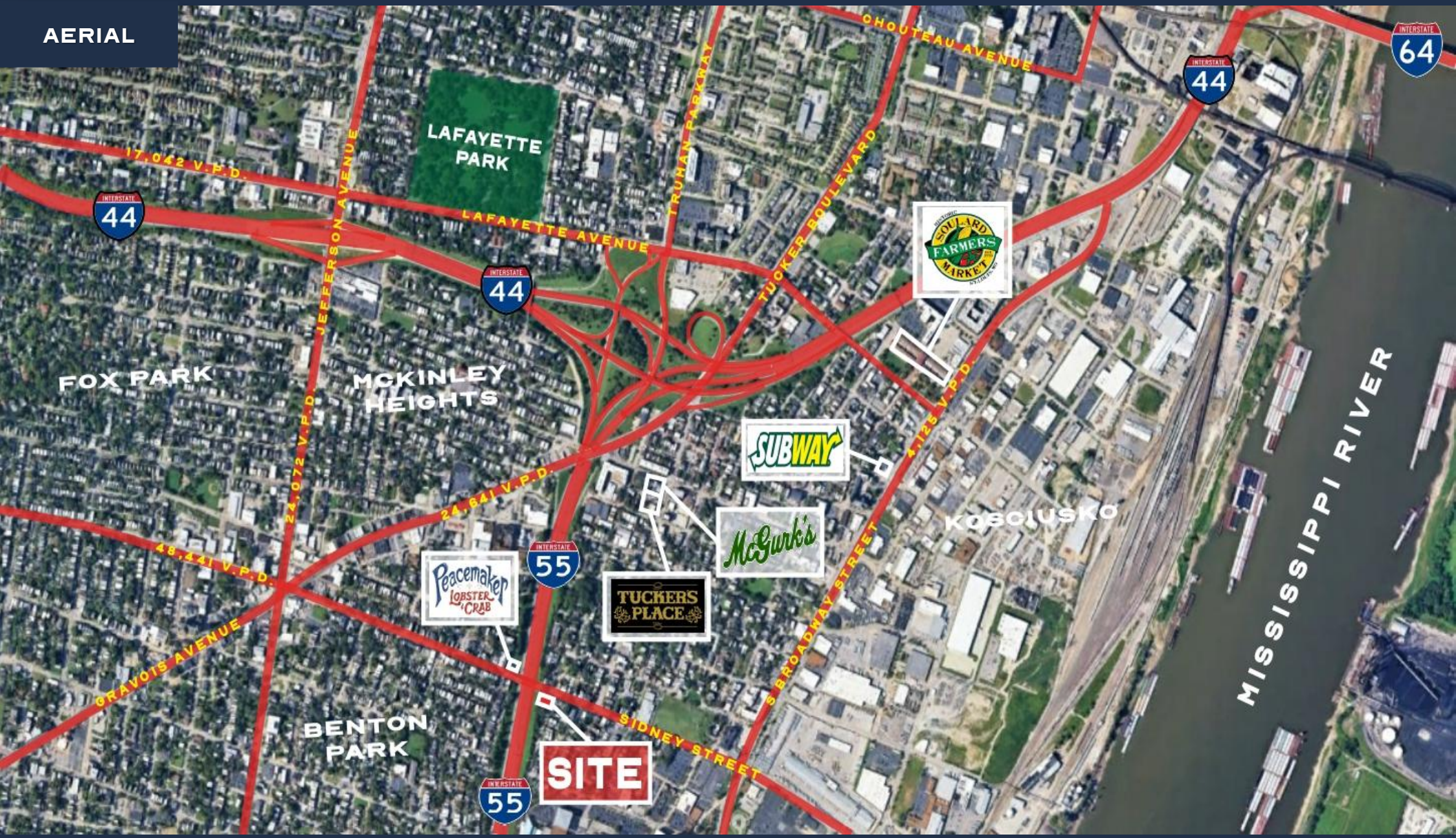
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AERIAL



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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.