

FOR SALE

**0.70 Acre Central West End Neighborhood
DEVELOPMENT OPPORTUNITY**

Sale Price: \$249,000 (\$8.21/S.F.)

4053-4071 WASHINGTON BLVD. ST. LOUIS, MO. 63108



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



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Property Overview

- **4053:** 13,512 S.F.
- **4063:** 7,504 S.F.
- **4067:** 4,675 S.F.
- **4071:** 4,616 S.F.
- Properties to be sold as package
- 0.7 Acres / 30,307 S.F.
- Zoned H (Area Commercial)
- Shovel-ready site
- Ideal for a multi-family, residential, or commercial development

Location Overview

- Located on the edge of the Central West End Neighborhood next to the Grand Center District
- At the intersection of Washington Blvd and N. Sarah Street
- Nearby Businesses:
 - Central West End Bed & Breakfast, Manresa Center, Souled Out Kitchen, Reliable Funeral Home, Schnucks Lindell, St. Louis VA Medical Center, etc.



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