

# FOR SALE

3- STORY COMMERCIAL BUILDING  
**PRICE REDUCTION!**  
\$799,000 **\$699,000** (\$30.13/SF)  
**26,517 SQUARE FEET**

**1004 PENNSYLVANIA AVE.,** UNIVERSITY CITY, MO. 63130



**Ben Cherry**

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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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- Current configuration includes Full Kitchen with Hood System, Chapel, Cafeteria and Mess Room
- 48 Rooms including 15 on partially-finished 3<sup>rd</sup> floor
- Existing Elevator to 2<sup>nd</sup> Floor (Needs Repair)
- Boiler Heat
- "GC" General Commercial Zoning
- **Ideal for Non-Profit, School, Religious Users or Multi-Family Redevelopment**
- Immediately East of Heman Park
- ~100' of Frontage on Olive Boulevard with Convenient Access to I-170 and Skinker Boulevard
- Former Veteran Shelter
- Built in 1948
- 1.34 Acre Site

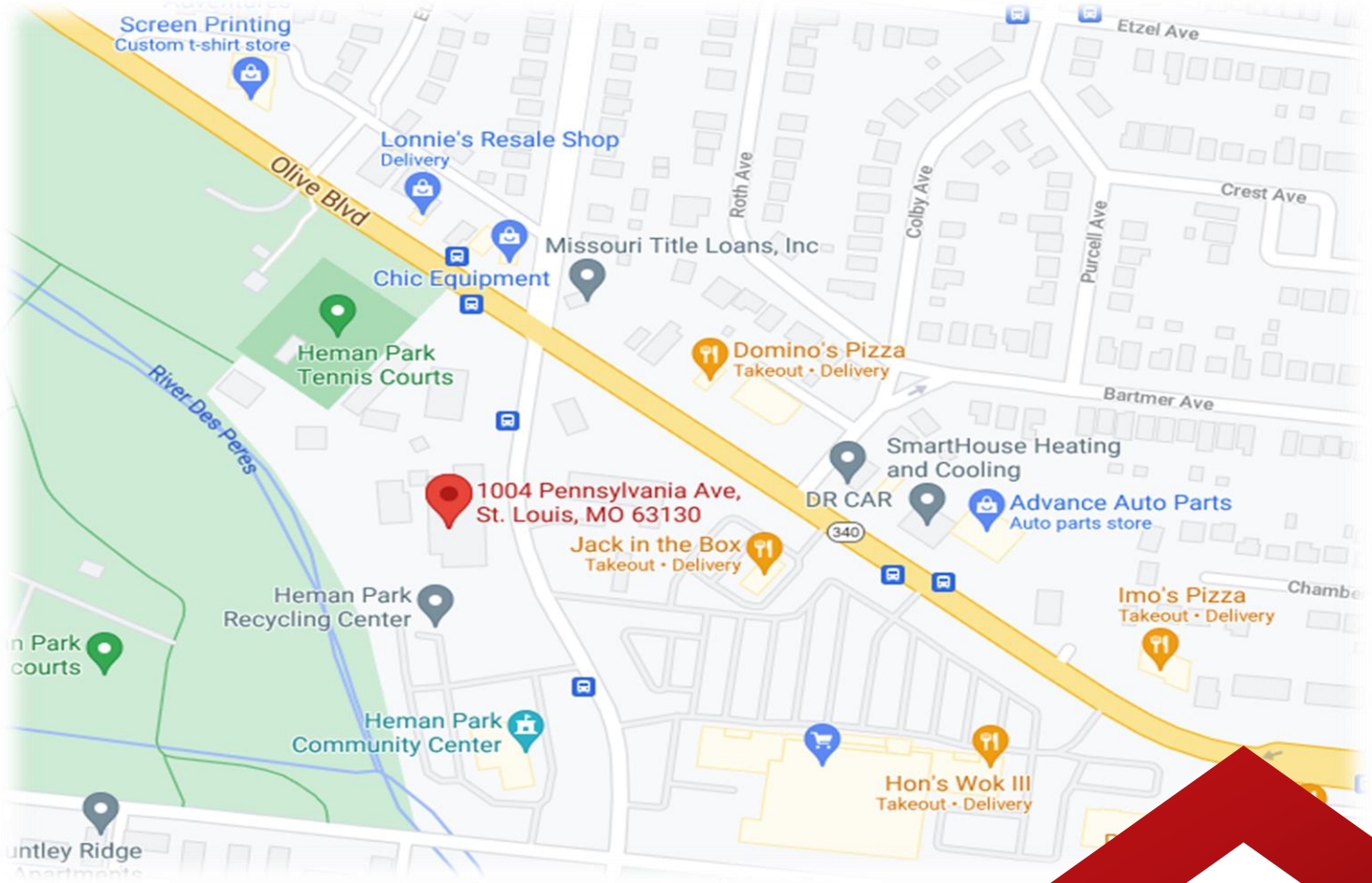
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