

MARINE VILLA REDEVELOPMENT OPPORTUNITY



SCAN HERE!

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115

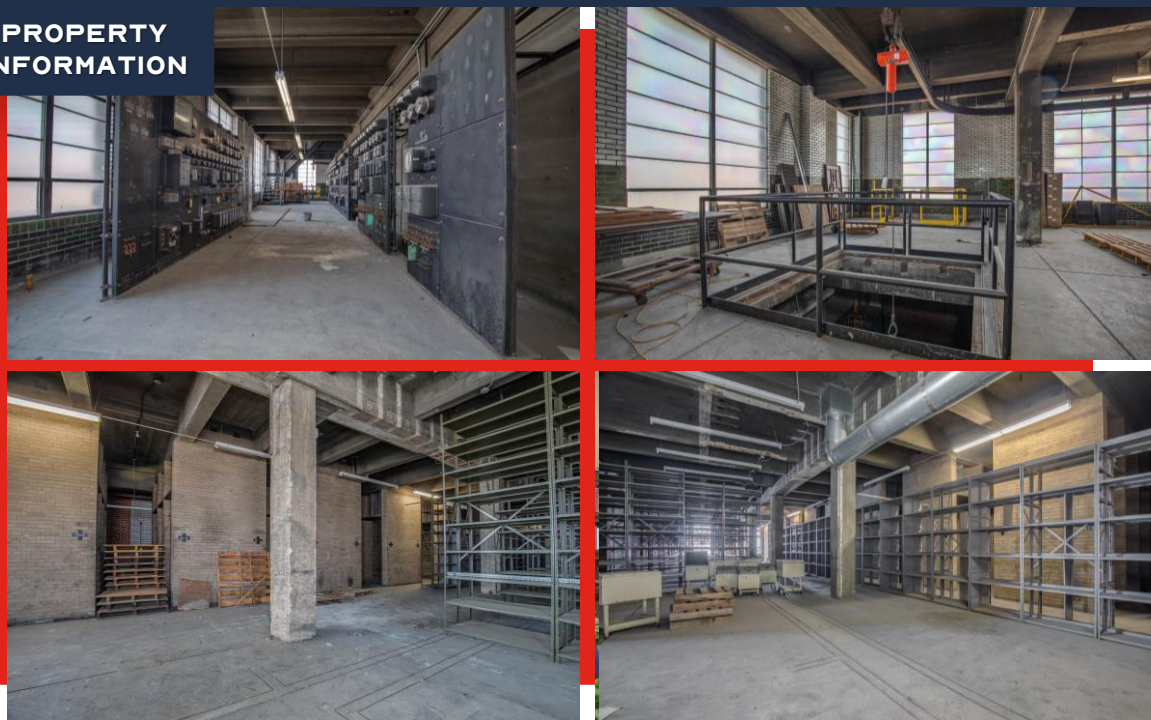
Ben@ManorRealEstate.com

**4006 SOUTH BROADWAY
ST. LOUIS, MO 63118**

27,875 S.F. | \$1,199,000 (\$43.00/S.F.)



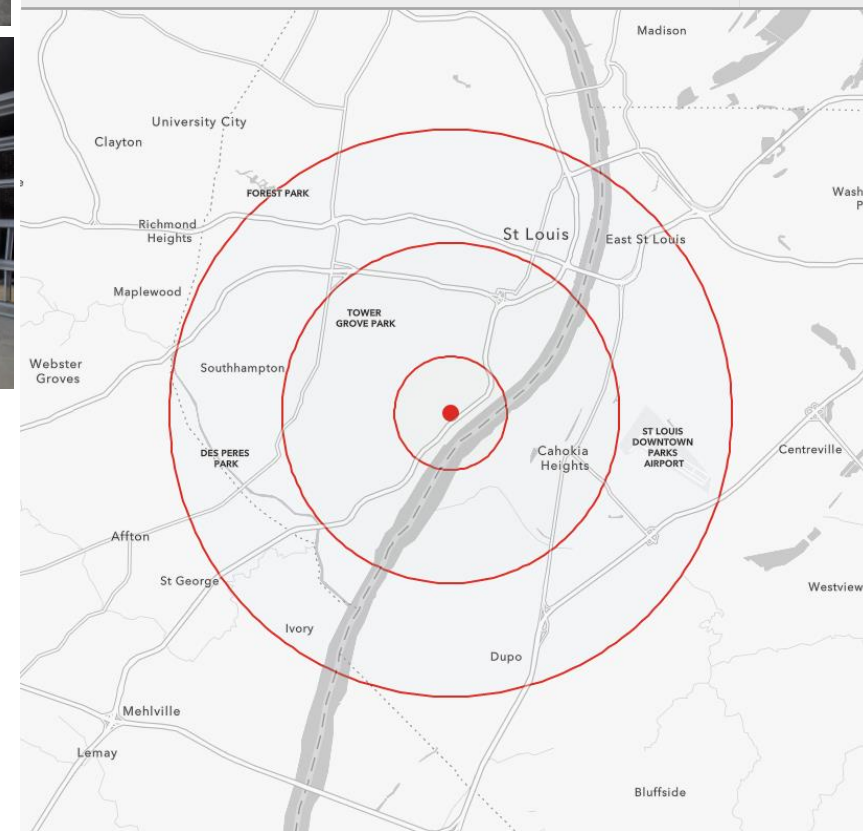
PROPERTY INFORMATION



- **3-STORY REDEVELOPMENT OPPORTUNITY (IDEAL FOR MULTI-FAMILY)**
- **HIGHLY VISIBLE BUILDING ON BROADWAY WITH 12K V.P.D.**
- **HISTORIC BUILDING WITH GLAZED BRICK AND 15'+ CEILINGS THROUGHOUT**
- **VERIZON CELLULAR EQUIPMENT ON THE ROOF GENERATES \$30K/YEAR**
- **1 BLOCK FROM THE ST. ALEXUS HOSPITAL — BROADWAY CAMPUS**
- **LOCATED IN THE HEART OF THE MARINE VILLA NEIGHBORHOOD**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		17,501	121,897	261,385
HOUSEHOLDS		7,597	57,329	125,723
AVERAGE HH INCOME		\$50,630	\$73,088	\$77,478



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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.