



**UNIVERSITY CITY
REDEVELOPMENT
OPPORTUNITY**

SCAN HERE!



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**1004 PENNSYLVANIA AVENUE
UNIVERSITY CITY, MO 63130
26,517 S.F. | \$849,000 (\$32.00/S.F.)**

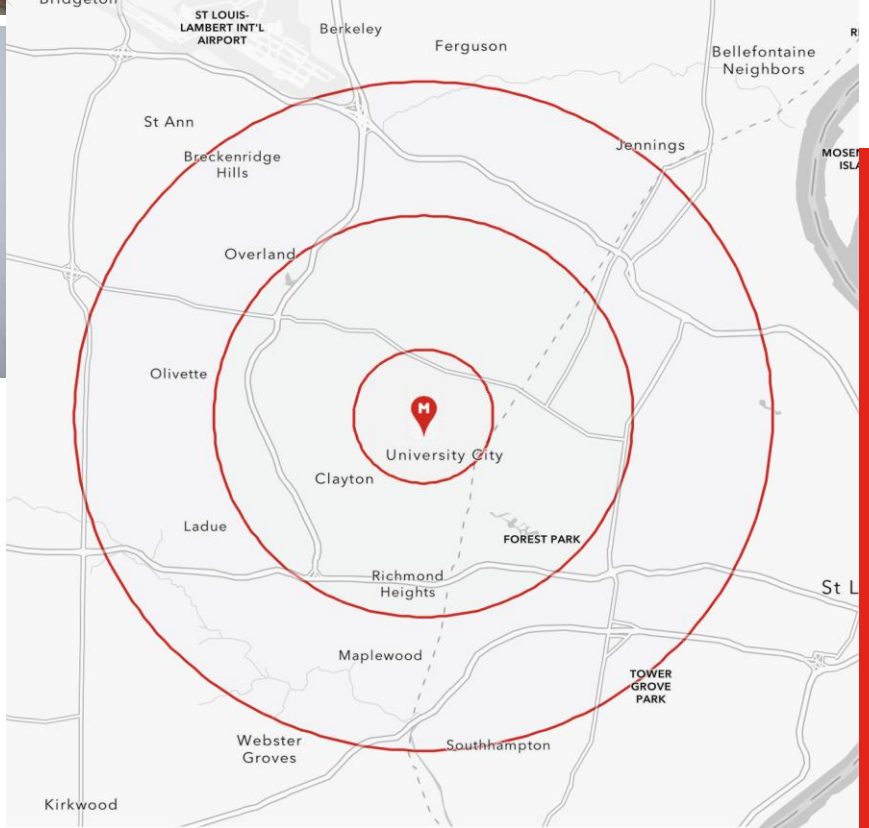
FOR SALE

PROPERTY INFORMATION



- 3-STORY BUILDING WITH ATTACHED 1-STORY CHAPEL
- IDEAL FOR NON-PROFIT, SCHOOL, RELIGIOUS USE OR MULTI-FAMILY REDEVELOPMENT
- ZONED "HR" HIGH DENSITY RESIDENTIAL
- EXISTING ELEVATOR SHAFT & FULLY-SPRINKLERED BUILDING
- BUILT IN 1948 ON 1.34 ACRES
- IMMEDIATELY EAST OF HEMAN PARK IN UNIVERSITY CITY, MO

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,540	118,553	304,401
HOUSEHOLDS	8,306	52,794	137,817
AVERAGE HH INCOME	\$115,672	\$114,997	\$96,839



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