



**SOUTH GRAND  
MIXED-USE BUILDING  
TURN-KEY RESTAURANT**

SCAN HERE!



**CALEB ANTHONIS**

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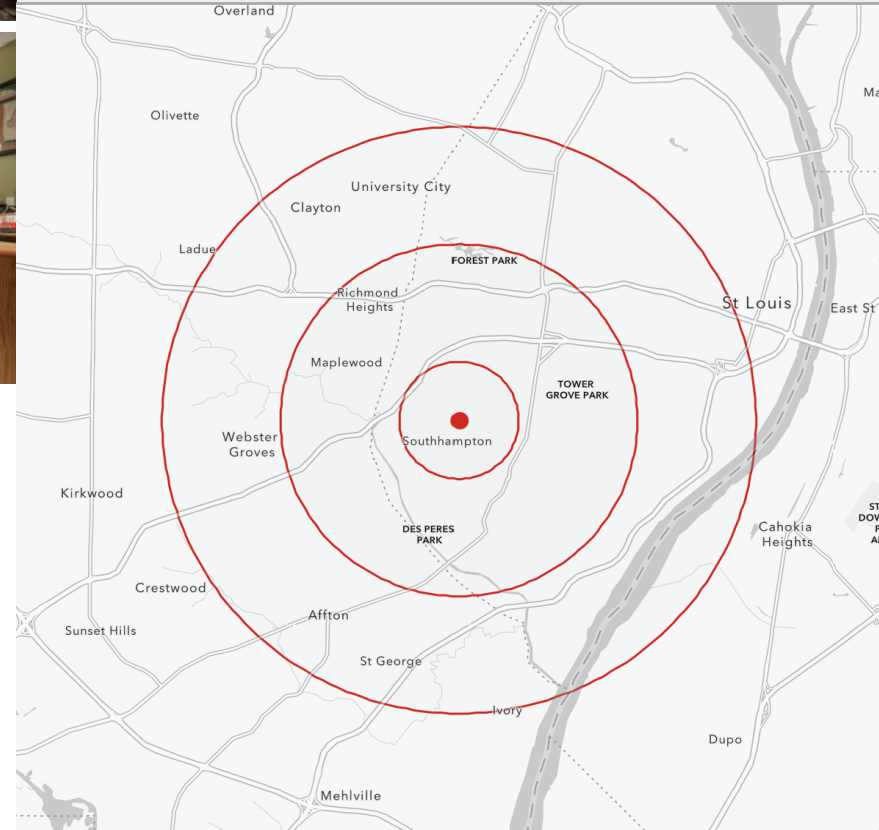
**3159 S. GRAND BOULEVARD  
ST. LOUIS, MO 63118  
7,208 S.F.  
\$795,000 (\$110.29/S.F.)**

### PROPERTY INFORMATION



- LOCATED IN THE RENOWNED S. GRAND DINING DISTRICT AT THE SIGNALIZED INTERSECTION OF S. GRAND AND JUNIATA
- 7,208 S.F. MIXED USE BUILDING FOR SALE FEATURING A 1<sup>ST</sup> FLOOR TURNKEY RESTAURANT AND TWO 1,400 S.F. APARTMENTS ON THE 2<sup>ND</sup> FLOOR
- GROUND FLOOR TURNKEY RESTAURANT FEATURES AN IMMACULATEDLY MAINTAINED KITCHEN WITH 24 FT HOOD
- RESTAURANT FEATURES A BAR, 2 DINING ROOMS, FENCED IN PATIO, AND 2 LARGE ADA COMPLIANT RESTROOMS
- TWO 2<sup>ND</sup> FLOOR APARTMENTS THAT WILL REQUIRE MINIMAL INVESTMENT TO BE TENANT READY
- PLEASE DO NOT DISTURB TENANTS

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		23,970	160,404	385,349
HOUSEHOLDS		12,058	76,011	173,704
AVERAGE HH INCOME		\$85,563	\$79,360	\$86,152



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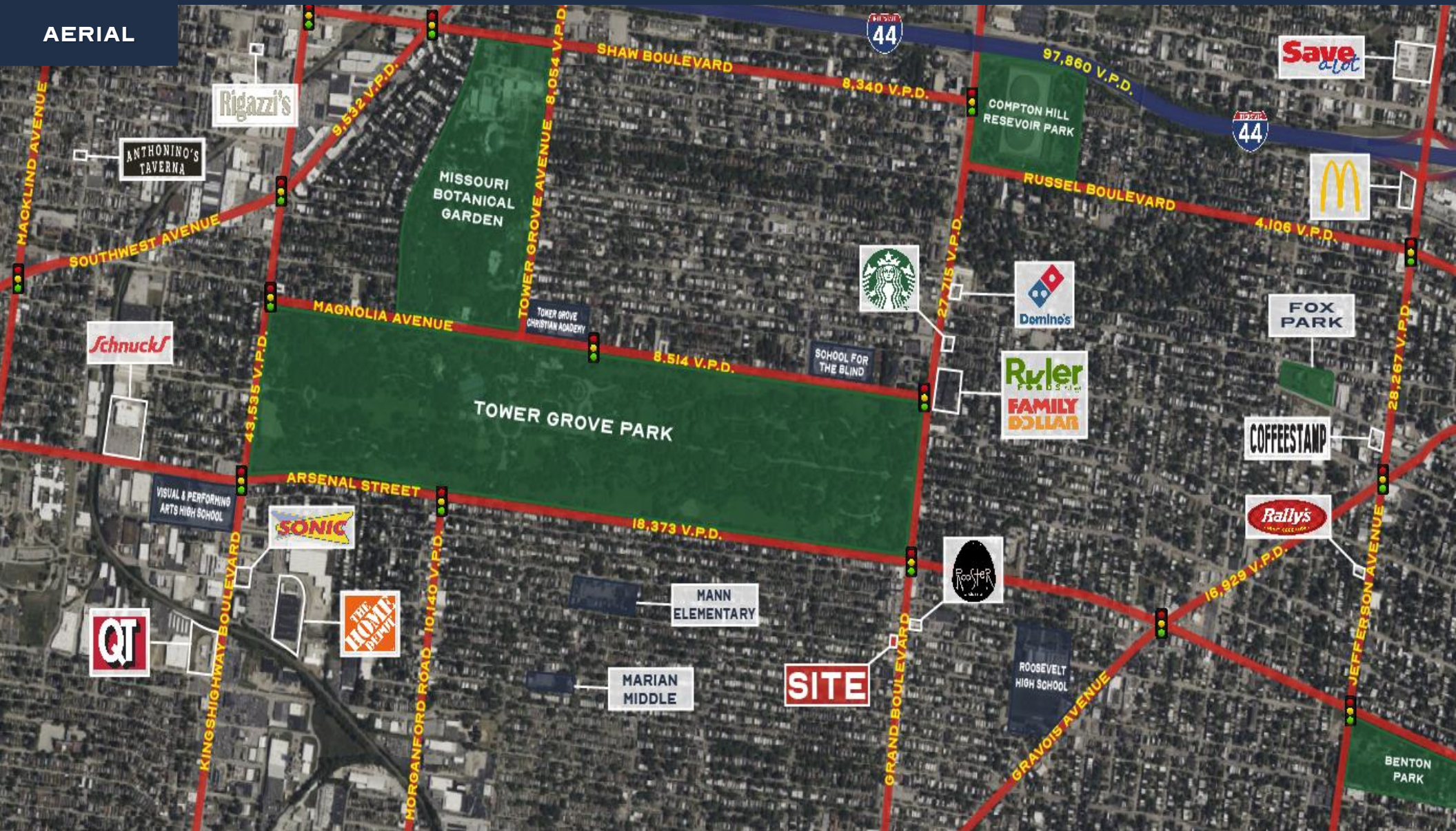


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AERIAL



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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.