

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

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

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**3159 S. GRAND BOULEVARD
ST. LOUIS, MO 63118
7,208 S.F.
\$715,000 (\$99.20/S.F.)**

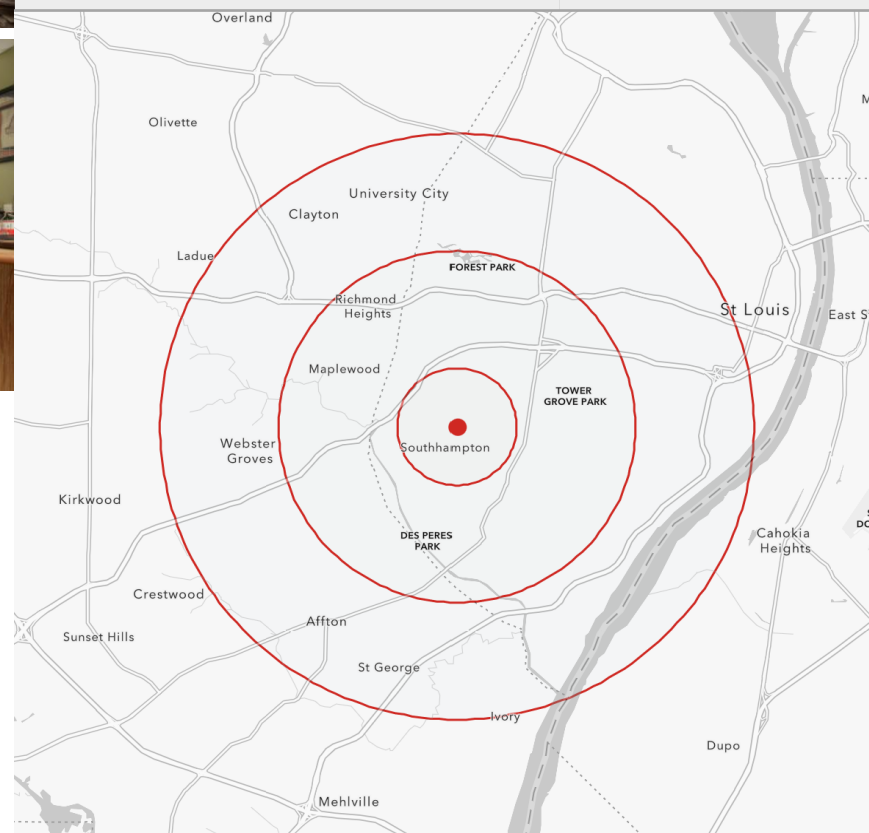
PROPERTY INFORMATION



- 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 1ST FLOOR TURNKEY RESTAURANT AND TWO 1,400 S.F. APARTMENTS ON THE 2ND FLOOR
- GROUND FLOOR TURNKEY RESTAURANT FEATURES AN IMMACULATLY MAINTAINED KITCHEN WITH 24 FT HOOD
- RESTAURANT FEATURES A BAR, 2 DINING ROOMS, FENCED IN PATIO, AND 2 LARGE ADA COMPLIANT RESTROOMS
- TWO 2ND 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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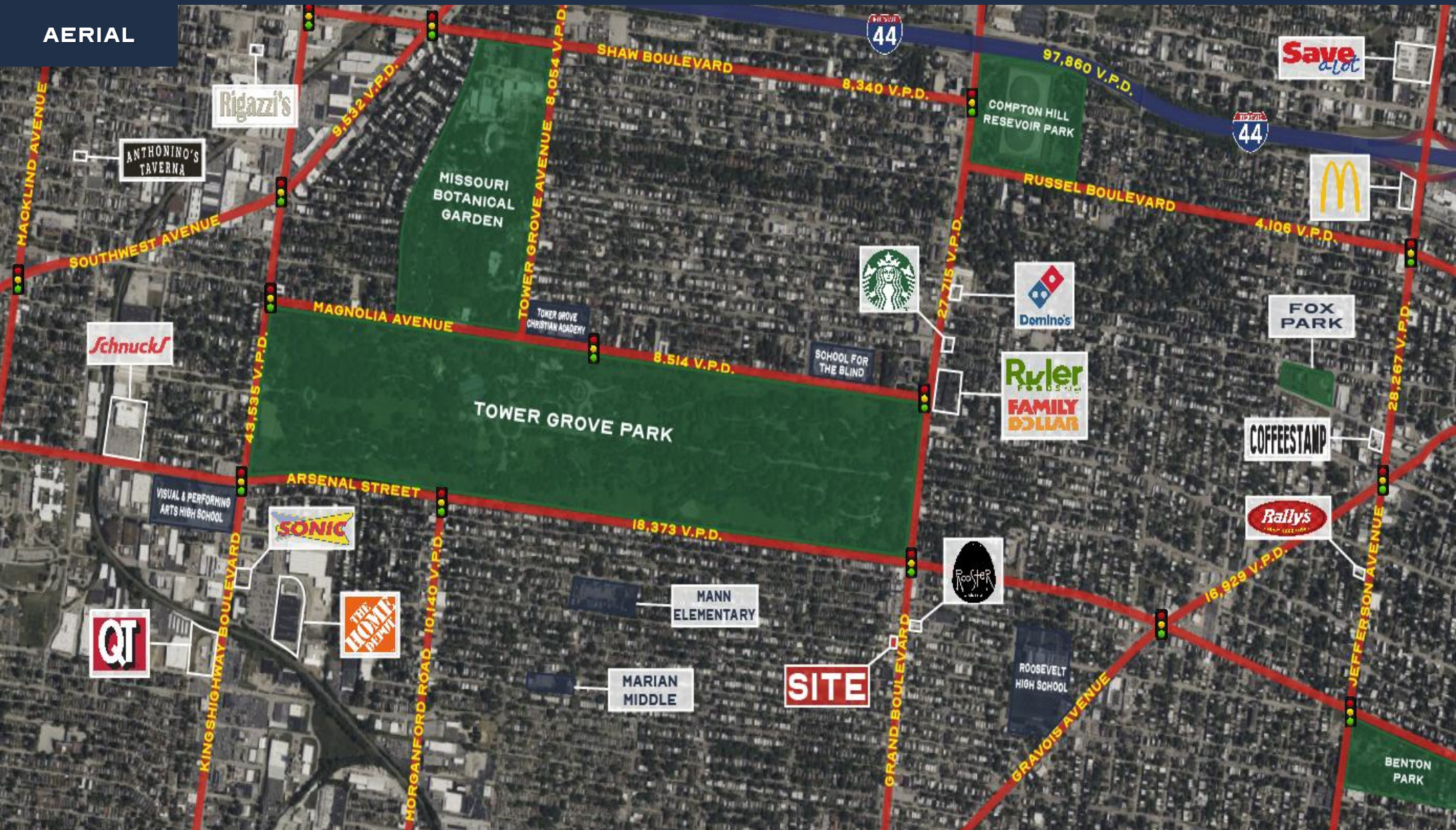
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AERIAL



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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.

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