



**CARONDELET
RETAIL/FLEX
BUILDING FOR SALE**

SCAN HERE!



CALEB ANTHONIS

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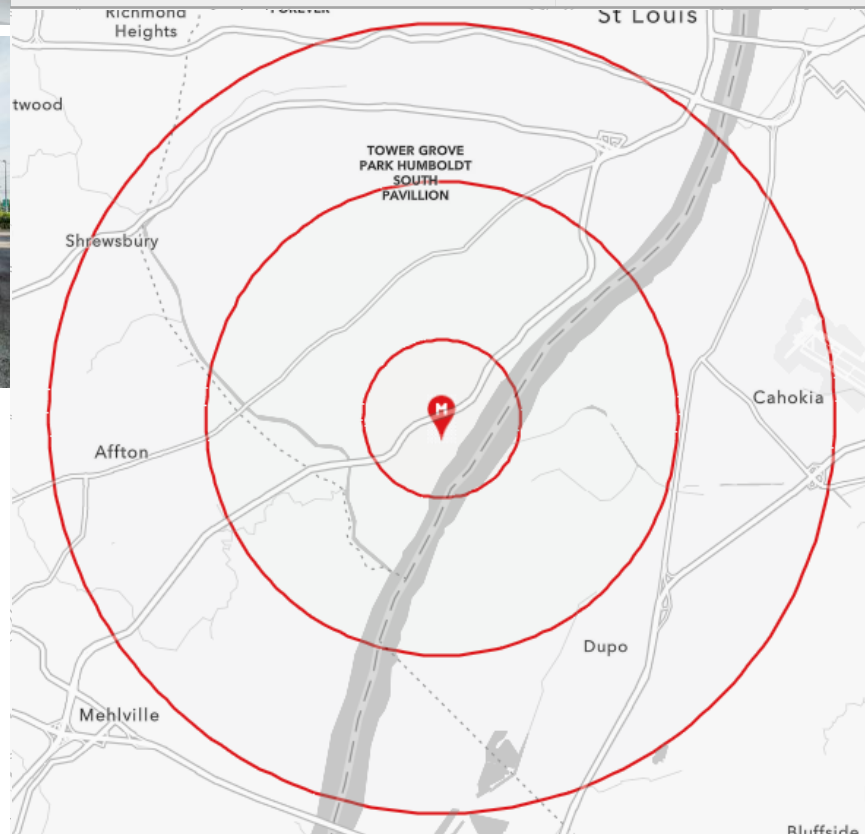
**6022 VIRGINIA AVENUE
ST. LOUIS, MO 63111
3,000 S.F. | \$285,000 (\$95/S.F.)**

PROPERTY INFORMATION



- **CARONDELET RETAIL/FLEX BUILDING FOR SALE.**
- **3,000 S.F. BRICK BUILDING TOTALLY GUTTED AND RENOVATED IN 2017 WITH NEW HVAC, TPO ROOF, WATER HEATER AND TUCK POINTING.**
- **WIDE OPEN FLOOR PLAN WITH TALL CEILINGS AND 1 FULL BATH**
- **ROLL UP DOOR WITH ALLEY ACCESS.**
- **ZONED F – NEIGHBORHOOD COMMERCIAL.**
- **IDEAL FOR AN ART STUDIO, GYM, CREATIVE OFFICE, OR OPEN FLOOR PLAN LIVING SPACE.**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		16,088	115,349	251,418
HOUSEHOLDS		6,976	53,508	118,860
AVERAGE HH INCOME		\$71,261	\$79,234	\$88,024



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