

**MIDTOWN STABILIZED
INVESTMENT
OPPORTUNITY**



SCAN HERE!



Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**3131-3137 OLIVE STREET
ST. LOUIS, MO 63103
5,435 S.F. | \$1,099,000 (\$202/S.F.)
10.16% CAP RATE**

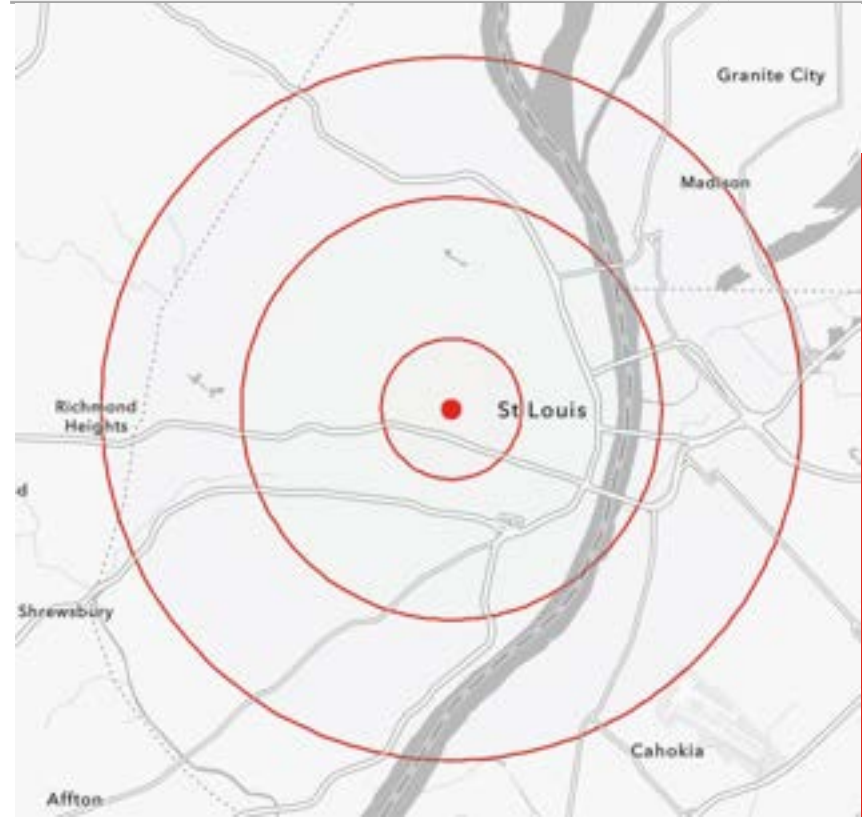
FOR SALE

PROPERTY INFORMATION



- 100% OCCUPIED WITH SALSA ROSADA RESTAURANT (TERM THRU 11/2027) AND LATTE LOUNGE (TERM THRU 2031) — BOTH HAVE RENEWAL OPTIONS
- HISTORIC 1894 BUILDING, FULLY RENOVATED IN 2016 WITH MODERN SYSTEMS
- PRIME MIDTOWN STL CORRIDOR - LESS THAN 1/2 MILE TO SLU CAMPUS AND 1.2 MILES TO CITY FOUNDRY
- ATTRACTIVE CAP RATE PROFILE 10.16% WITH UPSIDE VIA RENEWALS AND DECREASING OPERATING EXPENSES

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,840	122,173	263,441
HOUSEHOLDS		5,167	64,263	132,026
AVERAGE HH INCOME		\$50,158	\$94,424	\$88,569



SCAN HERE!



Caleb Anthonis
 Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Ben Cherry, CCIM
 Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

3131-3137 OLIVE STREET
ST. LOUIS, MO 63103
5,435 S.F. | \$1,099,000 (\$202/S.F.)
10.16% CAP RATE

FLOOR PLAN



SCAN HERE!



Caleb Anthonis

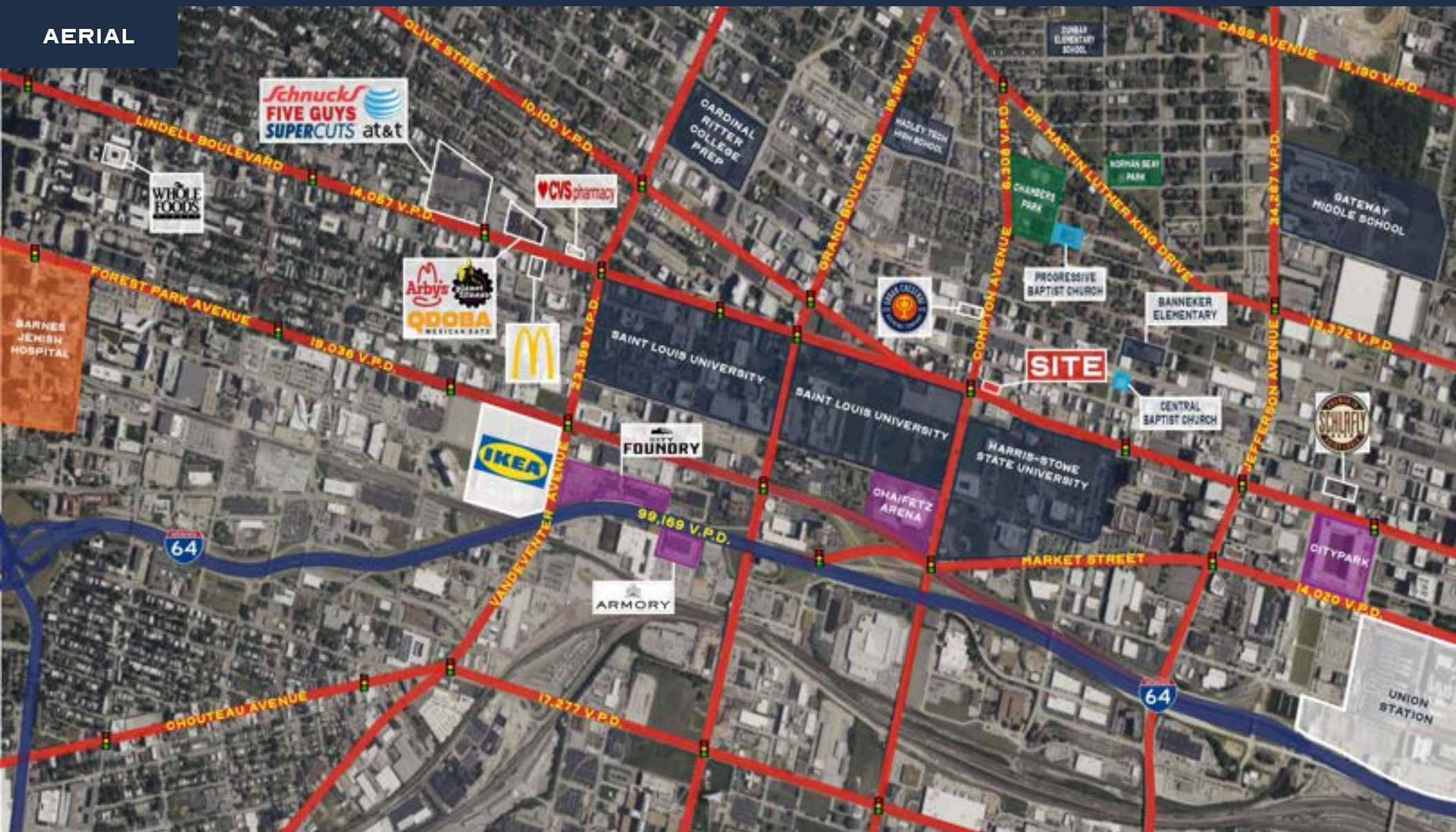
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

3131-3137 OLIVE STREET
ST. LOUIS, MO 63103
5,435 S.F. | \$1,099,000 (\$202/S.F.)
10.16% CAP RATE

AERIAL



SCAN HERE!



Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

3131-3137 OLIVE STREET
ST. LOUIS, MO 63103
5,435 S.F. | \$1,099,000 (\$202/S.F.)
10.16% CAP RATE