

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

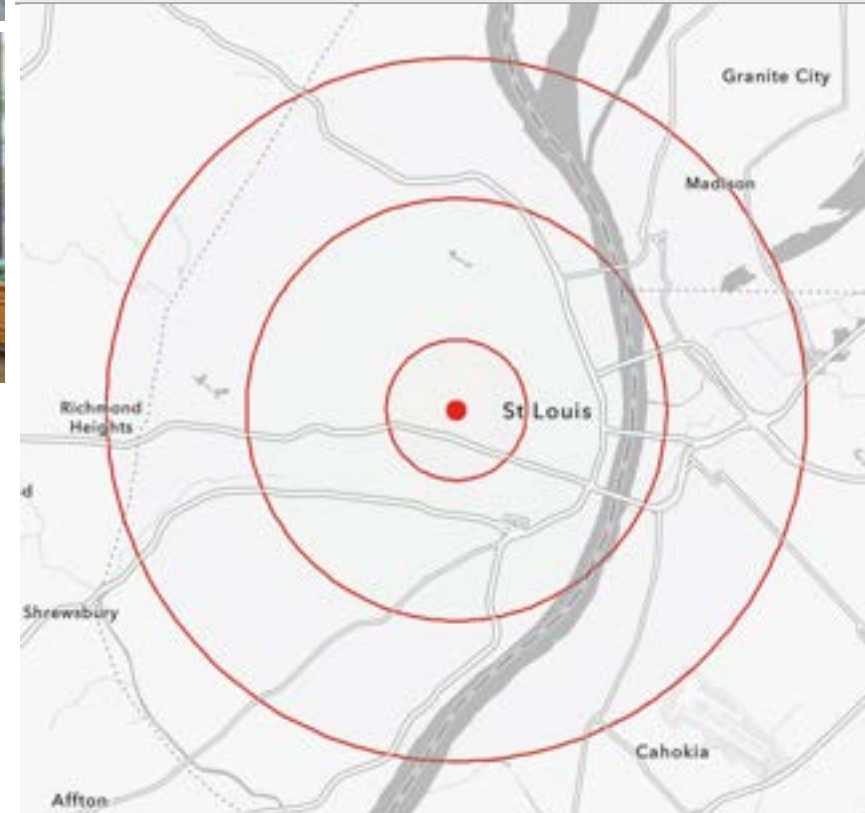
**3131-3137 OLIVE STREET
ST. LOUIS, MO 63103
5,435 S.F. | \$999,000 (\$183/S.F.)
11.21% CAP RATE**

PROPERTY INFORMATION



- 100% OCCUPIED WITH SALSA ROSADA RESTAURANT (TERM THRU 11/2027) AND LATTE LOUNGE (TERM THRU 2029) — BOTH HAVE RENEWAL OPTIONS
- HISTORIC 1894 BUILDING, FULLY RENOVATED IN 2016 WITH MODERN SYSTEMS
- PRIME MIDTOWN STL CORRIDOR - LESS THAN ½ MILE TO SLU CAMPUS AND 1.2 MILES TO CITY FOUNDRY
- ATTRACTIVE CAP RATE PROFILE 11.21% 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



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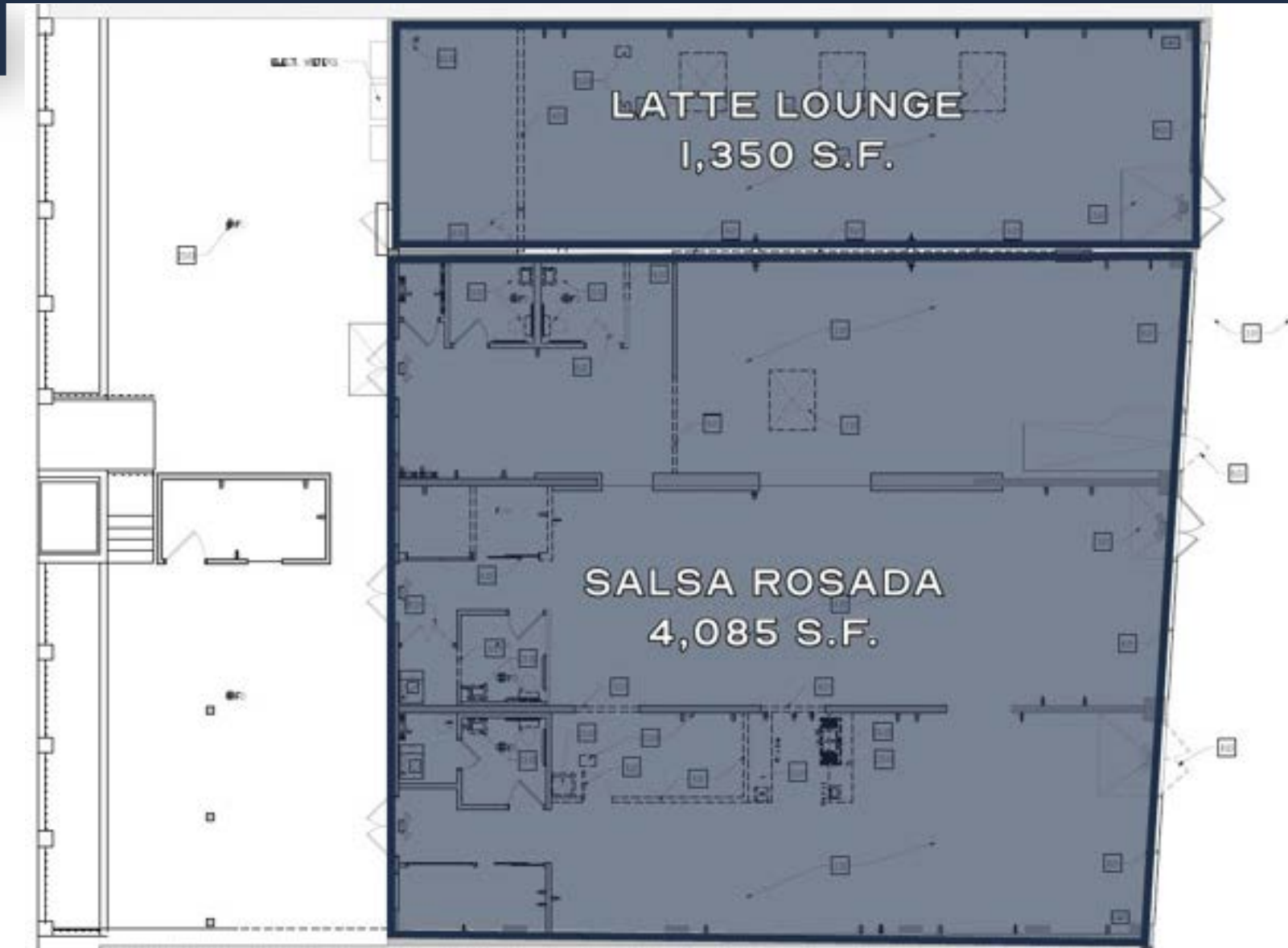
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FLOOR PLAN



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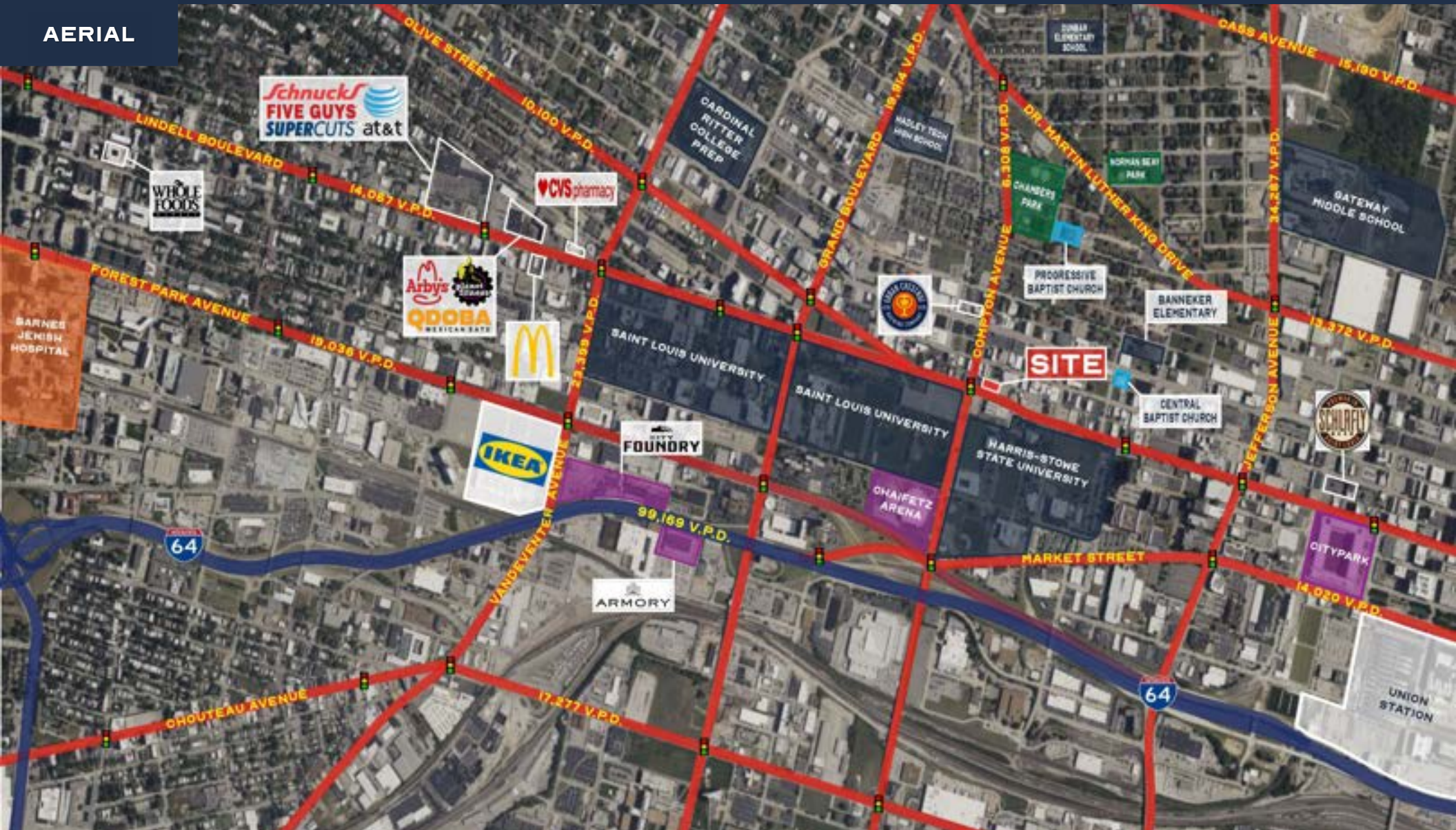
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AERIAL



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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.