

HISTORIC SOULARD MIX-USE BUILDING



JACK JUNKER

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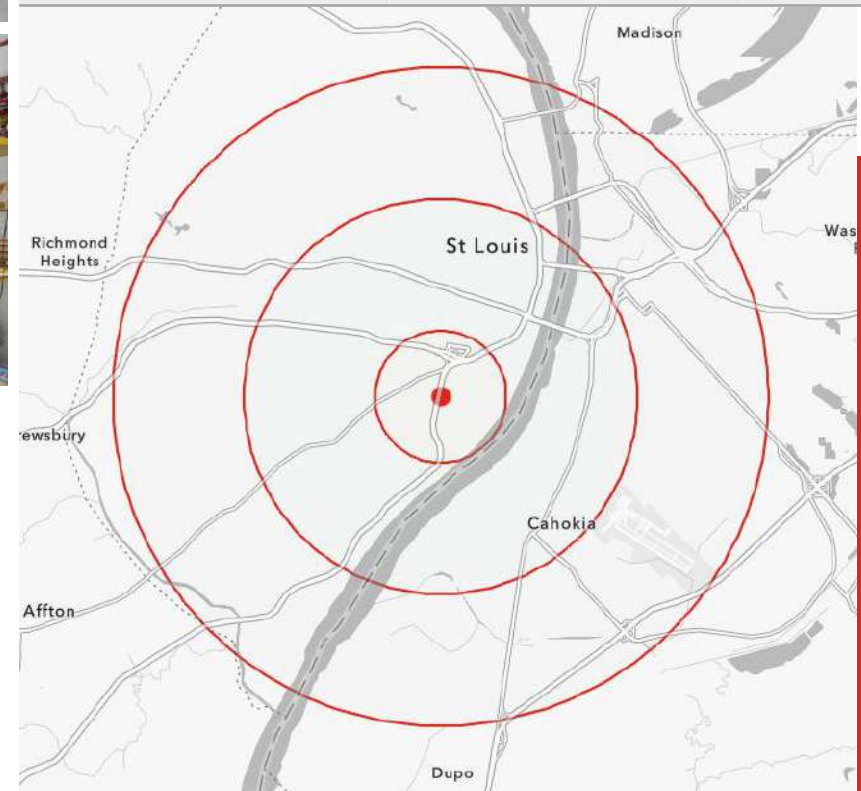
**1304 SIDNEY STREET
ST. LOUIS, MO 63104
2,736 S.F. | \$275,000 (\$100/S.F.)**

PROPERTY INFORMATION



- 2,736 SF THREE-STORY ORIGINAL BRICK COMMERCIAL BUILDING
- FIRST FLOOR RETAIL WITH 2ND AND 3RD FLOOR APARTMENTS
- TPO ROOF
- INVESTOR READY FOR CONVERSION TO UPDATED APARTMENTS OR A SINGLE-FAMILY HOME
- LOCATED IN THE SOULARD HISTORIC DISTRICT
- TO BE SOLD IN CURRENT AS-IS CONDITION

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		15,670	112,289	245,345
HOUSEHOLDS		8,507	57,257	126,511
AVERAGE HH INCOME		\$113,906	\$88,635	\$89,499



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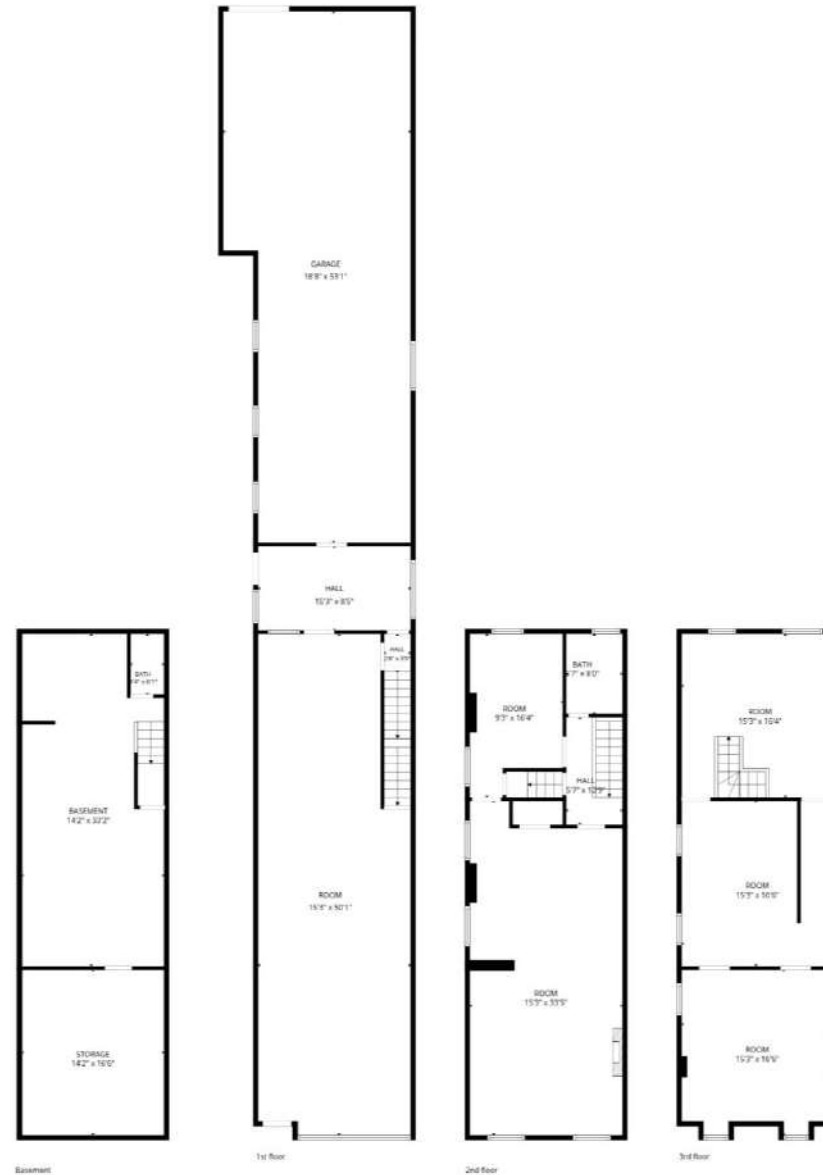
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FLOOR PLAN



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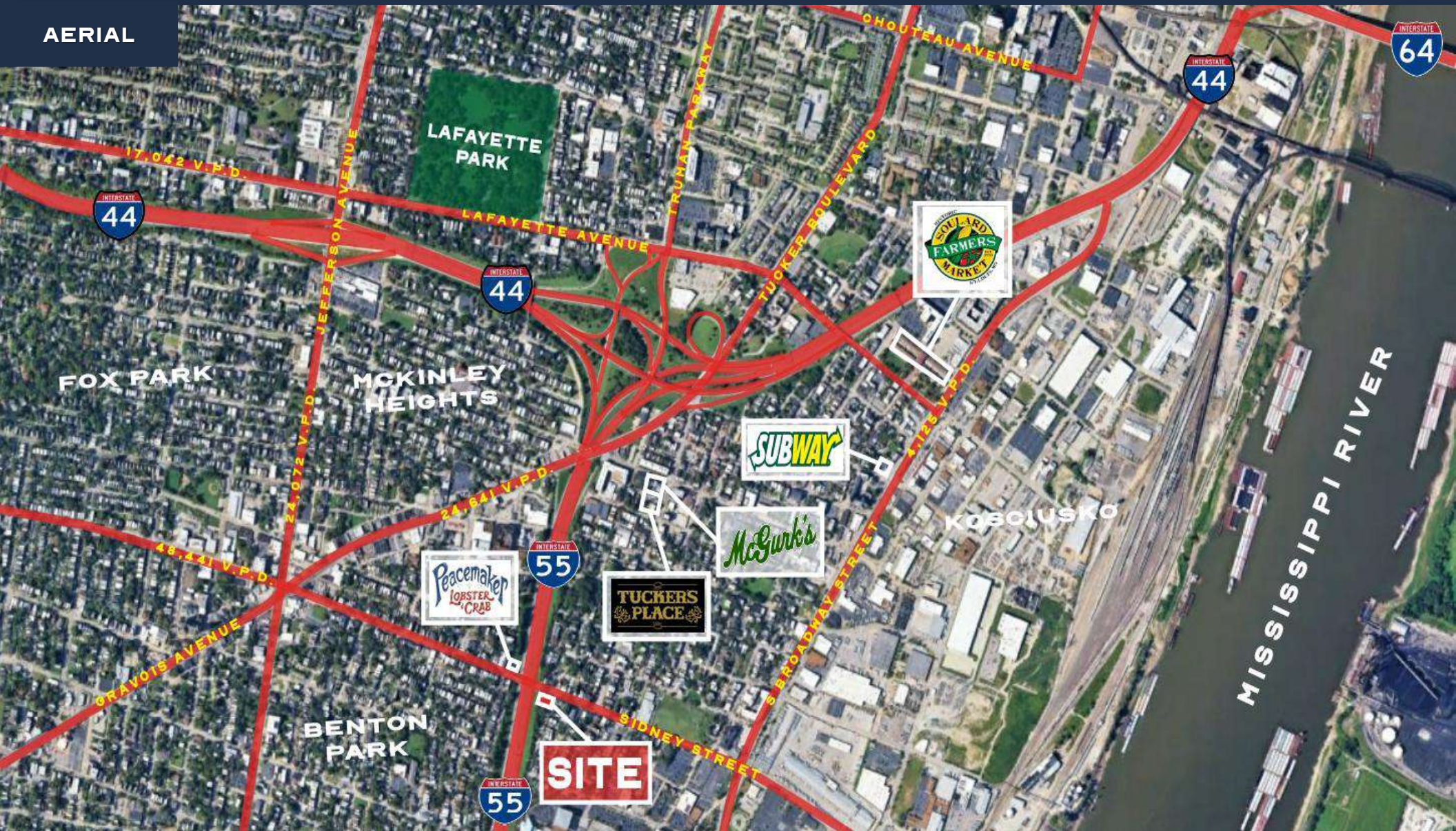
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AERIAL



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