

**HISTORIC MAIN
STREET MIXED-USE
INVESTMENT**

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334 N MAIN STREET

ST. CHARLES, MO 63301

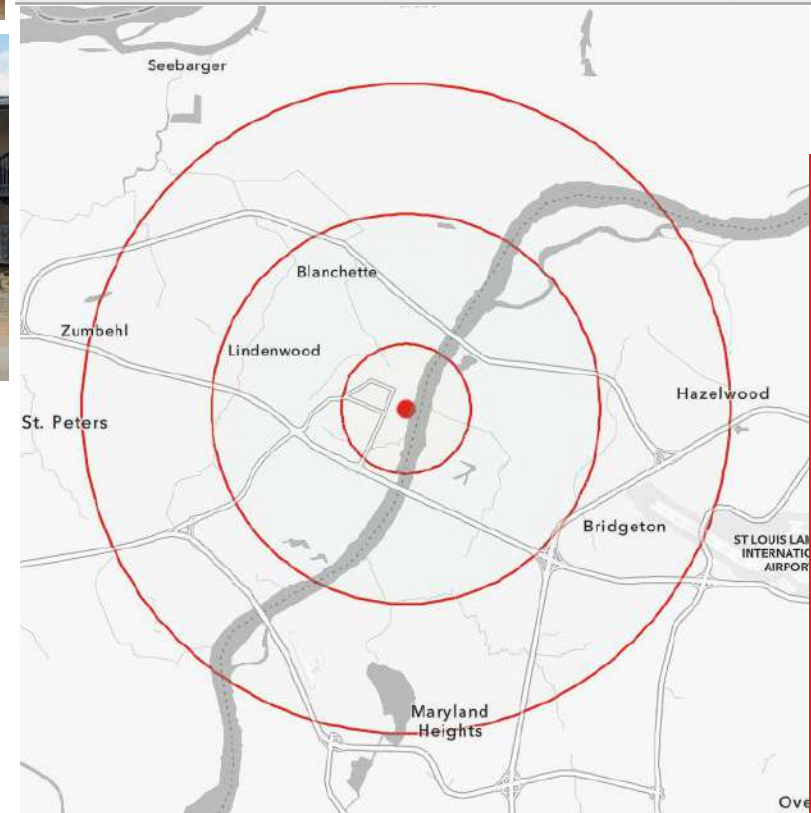
5,712 S.F. | \$950,000 (\$166.32/S.F.)

PROPERTY INFORMATION



- **INCOME IN PLACE: UPPER-FLOOR AIRBNB AND APARTMENT UNIT ON THE 2ND FLOOR**
- **HISTORIC 1835 BRICK MIXED-USE BUILDING WITH DIRECT MAIN STREET ST. CHARLES FRONTAGE**
- **GYM SPACE ON 1ST FLOOR CURRENTLY FOR AVAILABLE: ONCE LEASED SIGNIFICANT CASH FLOW TO THE FUTURE OWNER**
- **LOWER LEVEL (+/- 2,850 SF) BUILT OUT WITH LOCKER ROOMS AND SHOWERS SUPPORTING THE GYM SPACE**
- **WALKABLE RIVERFRONT DISTRICT STEPS FROM THE MISSOURI RIVER AND KATY TRAIL (79 WALK SCORE)**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		6,873	50,476	123,962
HOUSEHOLDS		3,277	22,308	53,519
AVERAGE HH INCOME		\$101,340	\$106,454	\$116,900



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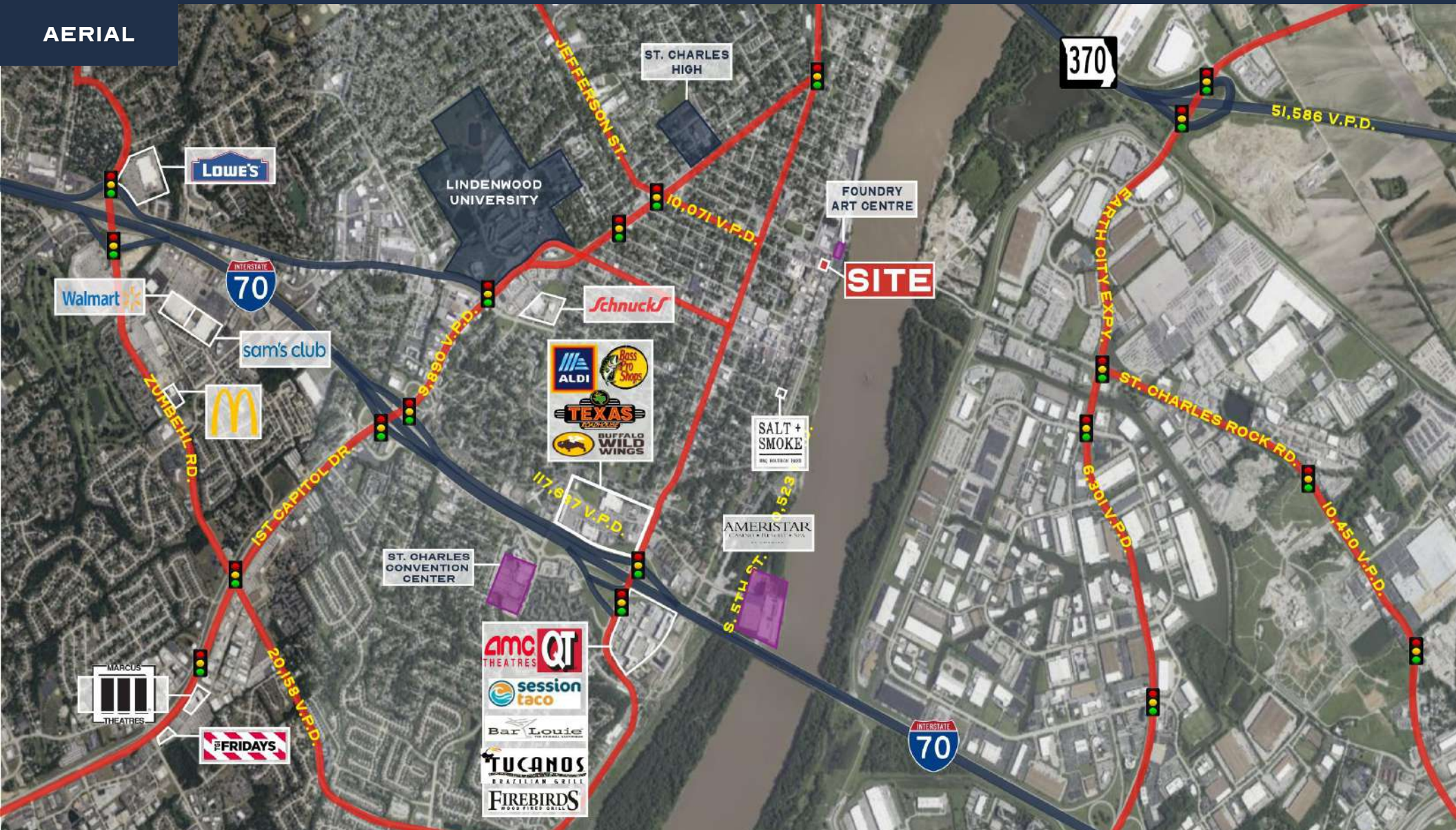
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AERIAL



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