MANOR REAL ESTATE

FOR SALE

U CITY MIXED-USE BUILDING



JACK JUNKER
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6523 OLIVE BOULEVARD
ST. LOUIS, MO 63130
2,000 S.F. | $190,000 ($95/S.F.)

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FOR SALE

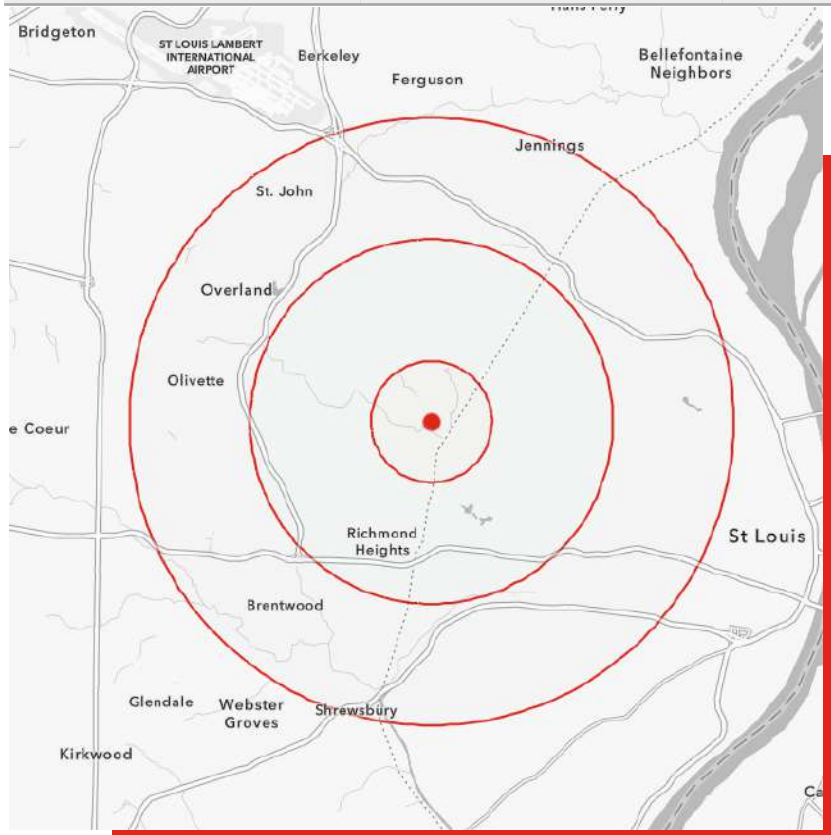
PROPERTY INFORMATION





- 100% OCCUPIED – 2 TENANTS IN PLACE
- MIXED-USE: 1ST-FLOOR DAYCARE/RETAIL + 3BR/1BA UPSTAIRS APARTMENT (~$26,000/YEAR GROSS RENTS)
- 12-SPACE PARKING LOT VIA SHARED EASEMENT WITH ADJACENT BUILDING
- INVESTMENT OR OWNER USER OPPORTUNITY–TENANTS ON MONTH TO MONTH LEASES AND CAN BE VACATED
- ADJACENT BUILDING ALSO FOR SALE (6527 OLIVE) – POTENTIAL ASSEMBLAGE / FULL LOT CONTROL

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,273	125,562	306,780
HOUSEHOLDS	8,298	59,682	145,337
AVERAGE HH INCOME	$115,420	$128,438	$112,689



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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.