

U CITY MIXED-USE BUILDING



JACK JUNKER

Phone: 314.647.6611 ext. 132

JackJ@ManorRealEstate.com

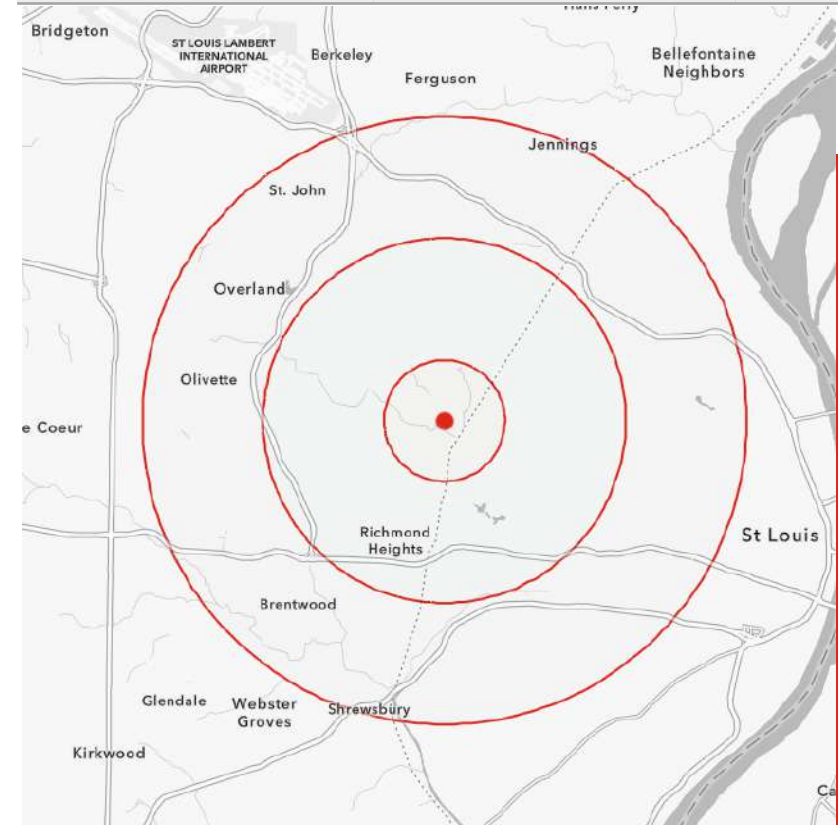
6523 OLIVE BOULEVARD
ST. LOUIS, MO 63130
2,000 S.F. | \$190,000 (\$95/S.F.)

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



JACK JUNKER

Phone: 314.647.6611 ext. 132

JackJ@ManorRealEstate.com

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