MANOR REAL ESTATE

FOR SALE

OLIVE RETAIL BUILDING



JACK JUNKER
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6527 OLIVE BOULEVARD
ST. LOUIS, MO 63130
1,674 S.F. | $170,000 ($101/S.F.)

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FOR SALE

PROPERTY INFORMATION



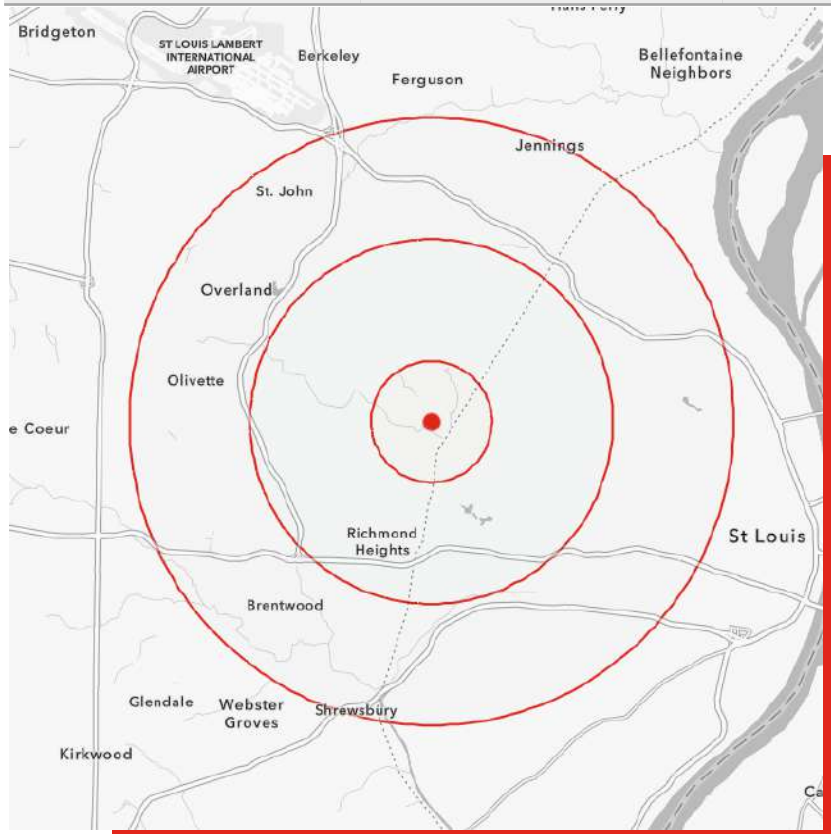






- 100% LEASED TO DAYCARE – $1,500/MO ($18,000/YR), IN PLACE SINCE 2021
- FREESTANDING 1,674 SF SINGLE-STORY BUILDING ON 10,049 SF LOT
- 12-SPACE OFF-STREET PARKING LOT VIA SHARED EASEMENT
- TENANT PAYS UTILITIES AND MAINTENANCE
- ADJACENT 6523 OLIVE ALSO FOR SALE – ASSEMBLAGE POTENTIAL

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.