



Real Estate
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Development

FRIEDMAN
GROUP, LTD

AVAILABLE
314.367.2800

Opportunity for User/Investor in South St. Louis



**3130 Gravois Street
St. Louis, MO 63118**

**Sale Price ~~\$950,000~~ \$700,000
Lease Price \$2.70 - \$3.80 Per SF**

- Building is Eligible for Historic Tax Credits as a Contributing Property to the Historic District
- Original Building was a Brewery
- Property Has 3 Phase Power
- Building Has 2 Docks and 4 Drive-in Doors
- 18,000 Square Foot Fenced Parking Lot
- Property is Located in a HUB Zone
- 4,915 sq. ft. office - recent elegant renovation
- 42,200 Square Feet Available

Information contained herein has been obtained from the owner of the property or from other sources and is subject to change without notice. The broker and owner do not guarantee the accuracy of this information. Owners and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser/tenant investigate fully.

For Information Contact

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3130 Gravois Avenue—Office Photos & Floor Plans

