



Real Estate
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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 5 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

For Information Contact

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3130 Gravois Avenue—Office Photos & Floor Plans

