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Press Release below.



Real Estate
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FRIEDMAN
GROUP, LTD

SOLD
For The Private Bank

AVAILABLE
314.367.2800

Completely Renovated 43,650 SF Mixed Use Historic Building



**3224 Locust Boulevard—3 Blocks East of Grand
St. Louis, MO 63103**

**Sale Price ~~\$3,700,000~~
\$2,495,000**

- Four Story 43,650 Square Foot Commercial and Residential Building with Easy Access in all Directions to I-64
- Building was Constructed in 1919 as the Cadillac Automotive Company Building and received a Historic Gut Rehab in 2004
- 1st Floor Has 2 Commercial Units Totaling 7,255 Square Feet
- Floors 2 and 3 Contain 4 Residential Units Per Floor, with Sizes from 1,875 Square Feet to 2,260 Square Feet
- 4th Floor Boasts a 10,000 Square Foot Luxury Penthouse—Must See
- Garage with 27 Space Parking is Located on Lower Level
- Building Sits on a 12,250 Square Foot Lot (122.5' by 100')
- Located in the Grand Center Area Near St. Louis University, Harris-Stowe State University, Wells Fargo (formally AG Edwards), Sigma Aldrich, the Pulitzer Foundation, the Continental Building, the Fox Theatre, the Contemporary Art Museum and Powell Symphony Hall
- Building Occupants Maybe Eligible for Additional Tax Credit Programs
- Brochure on the web: www.friedmangroup.com/3224Locust.html

PRICE REDUCED!!

<http://www.friedmangroup.com/3224Locust.pdf>
Penthouse Video:
<http://gallery.me.com/pub.def#100130>

For Information Contact

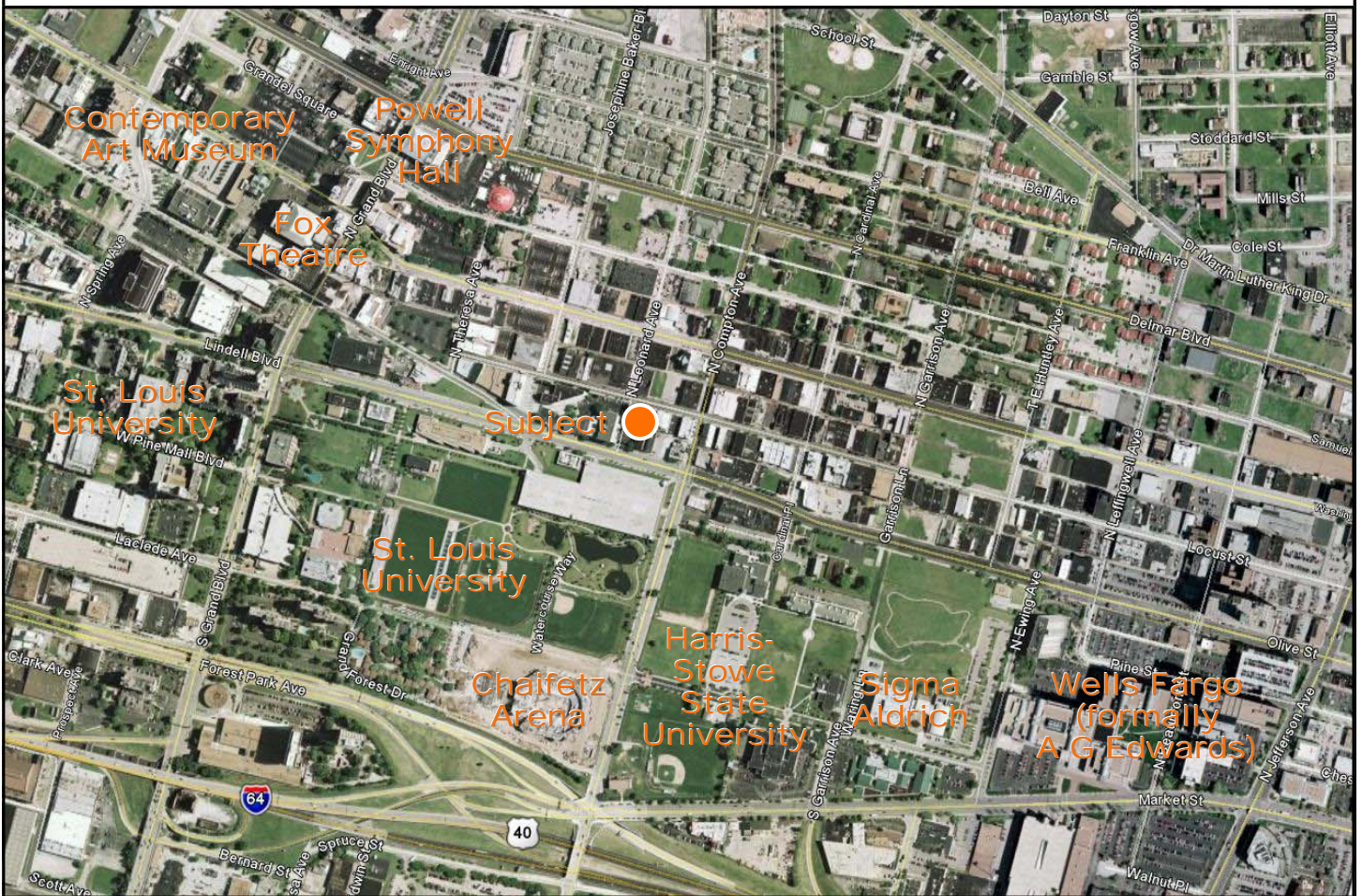
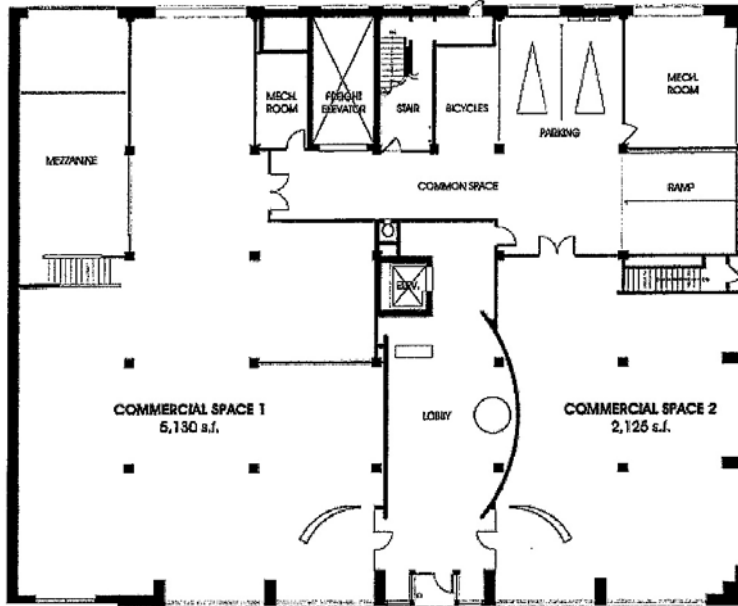
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St. Louis, Missouri 63108
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phone: 314.367.2800
fax: 314.367.3671

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.

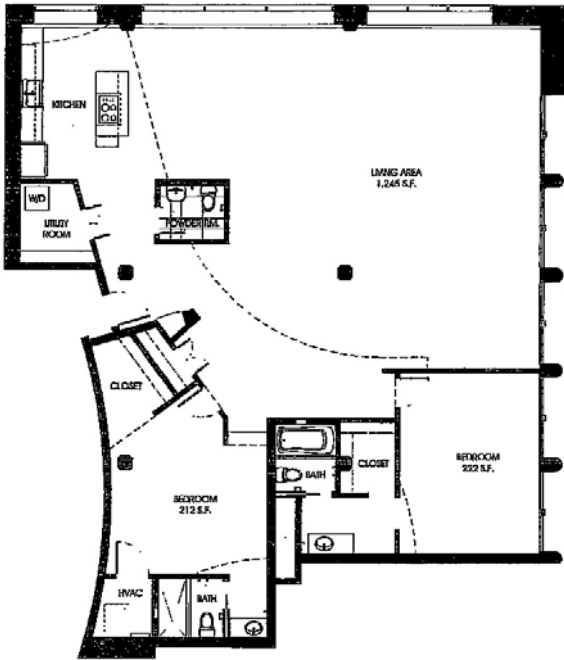
First Floor Commercial Space



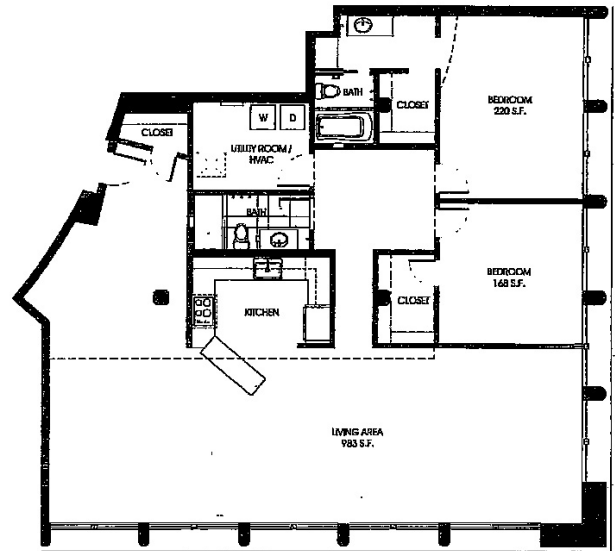
245 Union Boulevard
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**Second and Third Floor Residential Units
Same Layouts on Both Floors**

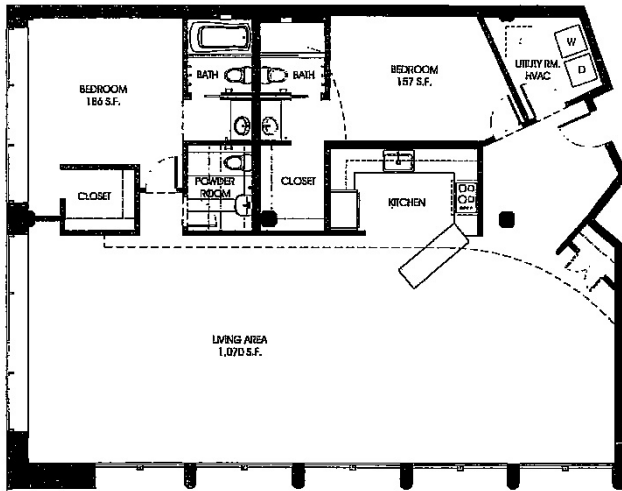
Loft 01 • 2,260 Square Feet



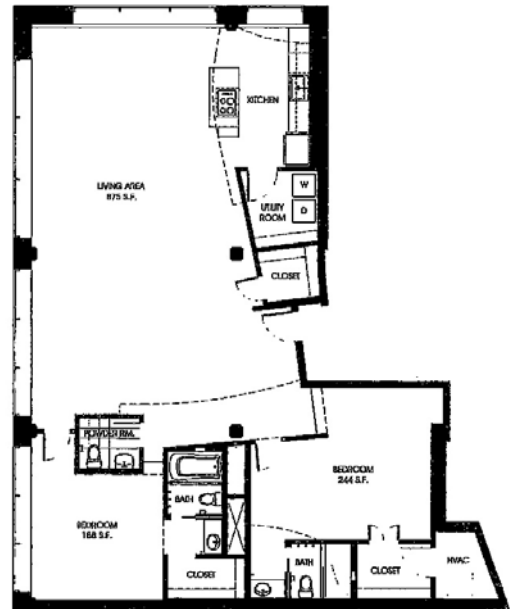
Loft 02 • 2,005 Square Feet



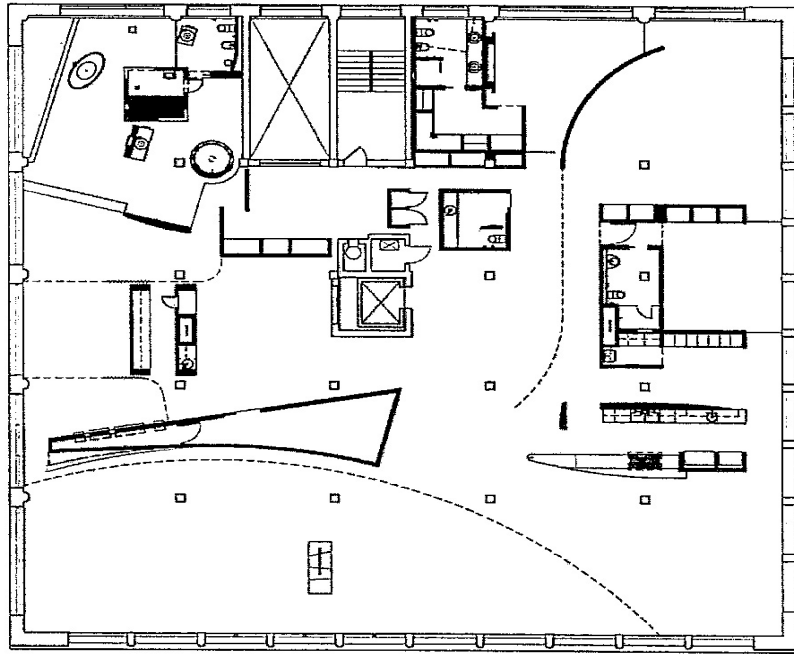
Loft 03 • 1,896 Square Feet



Loft 04 • 1,875 Square Feet



Fourth Floor Luxury Loft-Style Penthouse Floor Plan and Interior Views





Additional Penthouse Interiors

REBUILDING COMMUNITIES TAX CREDIT PROGRAM

Your Company May Be Eligible For Substantial Missouri State Rebuilding Communities Tax Credits

Eligible businesses may receive either a credit of 40% of state income taxes due (up to a maximum tax credit of \$125,000) or 40% of funds expended for qualified equipment (up to a maximum tax credit of \$75,000), for each of three years following the commencement of operations. (Existing businesses only qualify for a 25% credit on purchases of qualified equipment). Qualified employees may receive a credit of 1.5% of their gross salary for each of three years.

The 40% and 25% credits may be used for taxes owed the previous three years, or in any of the five tax years thereafter, or may be transferred, sold or assigned. The 1.5% credit may be carried forward indefinitely.

Eligibility: A new business commencing operations in an eligible location, a business relocating to an eligible location, or a business that is already existing in an eligible location (an existing business is only eligible for a 25% credit for funds expended for qualified equipment).

Eligible Locations: The entire City of St. Louis. Contact Friedman Group, Ltd for additional information.

Eligible Businesses: Manufacturing, biomedical, medical devices, scientific research, animal research, computer software design or development, computer programming, telecommunications or certain professional firms.

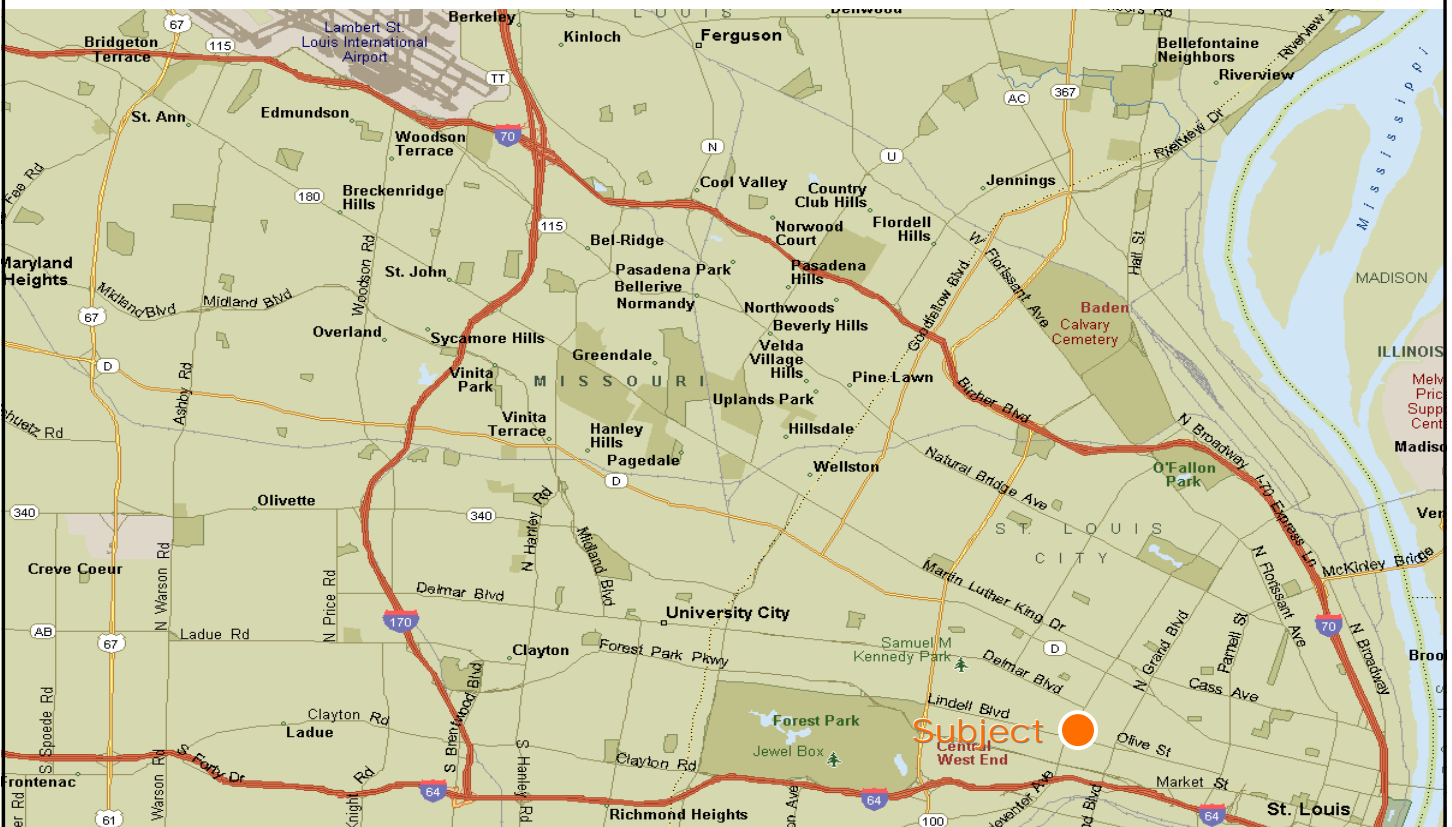
75% or more of the business’s employees must be located at its facility in the eligible location (prior to receiving credit) and the business must have fewer than 100 employees at all locations (at time of Pre Application submission.)

Eligible Equipment: Computer equipment and its maintenance, medical laboratories and equipment, research laboratory equipment, manufacturing equipment, fiber optic equipment, high speed telecommunications, wiring or software development expense.

Eric Friedman of the Friedman Group, Ltd. was involved in getting the Rebuilding Communities Tax Credit Program and the Historic Tax Credit passed by the Missouri Legislature



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FRIEDMAN
DEVELOPMENT, LTD..

R E A L E S T A T E

For Immediate Release

Economic and
Community
Development

Contact

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Ericks@FriedmanGroup.com

Friedman Group, Ltd. represents Trustco, LLC in the Sale of the Historic Cadillac Building at 3224 Locust Boulevard

ST. LOUIS, MISSOURI

In a recent transaction, Eric Friedman and Richard H. Guth, CCIM, CPM, RPA of Friedman Group, Ltd. represented TrustCo, LLC in the sale of a 43,650 square foot mixed-use building located at 3224 Locust Boulevard, St. Louis, MO 63103 to FunFun Unlimited, LLC represented by Jon Mendelson Realtors.

FunFun Unlimited, LLC intends to use the building for its own use.

For more information or to arrange an interview, please contact Friedman Group at (314) 367-2800 or visit the company online at www.FriedmanGroup.com

About Friedman Group, Ltd.

Located in the historic DeBaliviere Place Neighborhood of St. Louis City, Friedman Group, Ltd. was founded in 1995. The firm assists clients in using their real estate assets to meet their goals. In addition, Friedman Group, Ltd. specializes in counseling, buying, exchanging, selling, leasing and structuring real estate transactions and their financing. For more information about this transaction or the Friedman Group, Ltd., call (314) 367-2800 or visit the company's Web site at www.friedmangroup.com.

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