

2800 N Grand Blvd
ST. LOUIS, MO 63107

INVESTMENT/REDEVELOPMENT OPPORTUNITY-FOR SALE \$780,000



PROPERTY HIGHLIGHTS

- Investment and Redevelopment Opportunity
- New \$1.33 Million Dollar Sports (PGA Development across the Street
- Gross Income \$115,620
- Priced to sell at \$16.23 PSF
- 48,072 SF 3-Story Building
- Tax Credits available in the Lindell Park Historic District
- Development Plans for Senior Housing

DESCRIPTION

Fantastic Investment Development Opportunity in St. Louis Mo. This 48,072 SF 3-story was constructed in 1925-1926 in the Classical Revival style brick combination for commercial and residential use, with the 1st floor as Retail, 2nd floor with 12 offices, 3rd floor with 13 Studio and 2-One Bedroom apartments, and a 15-lane bowling alley in the basement. The building has two primary elevations – one facing Grand Blvd. (west) and one facing St. Louis Avenue (south). Each of these elevations bears detailed terra cotta embellishments and Egyptian-influenced columns on the exterior façade making this a landmark commercial property. Currently, there are 12 month-to-month tenants on the first floor generating \$115,620 of income annually and the 2nd and 3rd floors are vacant. The owner has development plans to keep the first floor as retail and convert the 2nd and 3rd floors into 50 senior housing units with additional space in the first floor and basement used as ancillary uses supporting the senior housing.

This is an excellent opportunity to redevelop a cash-flowing property utilizing the tax credits and other incentives available either for senior housing or other uses complementing the \$1.33 million dollar community development center located across from N Grand on the former Carter Carburetor Superfund Site.



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

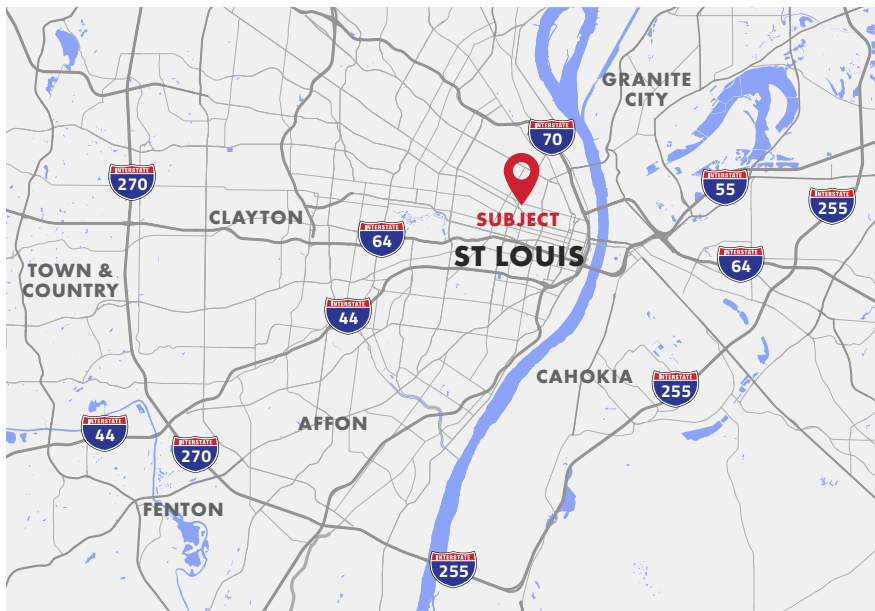
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



2800 N Grand Blvd
ST. LOUIS, MO 63107

INVESTMENT/REDEVELOPMENT OPPORTUNITY-FOR SALE \$780,000



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



2800 N Grand Blvd
ST. LOUIS, MO 63107

INVESTMENT/REDEVELOPMENT OPPORTUNITY-FOR SALE \$780,000

2ND FLOOR PHOTOS



2ND FLOOR OFFICE SPACE

- Center Hall with White Italian Marble Wainscoting and Terrazzo Floors
- Current subdivided into a dozen office
- All Offices have exterior windows
- Central Restroom
- Entrance 2808 N. Grand Blvd.



**There are development plans to convert the building into senior housing. To see the plans, click the QR code*



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



2800 N Grand Blvd
ST. LOUIS, MO 63107

INVESTMENT/REDEVELOPMENT OPPORTUNITY-FOR SALE \$780,000

3RD FLOOR PHOTOS



3RD FLOOR APARTMENTS

- 13 Studio and 2-1-bedroom Apartments
- Center Hall Design
- Entrance off St. Louis Ave
- Rear Apartments have private balconies
- Murphy Beds in all Studio Apartments
- Full Bath with Tub in all Apartments
- Separate eat in kitchen with built-in cabinets



**There are development plans to convert the building into senior housing. To see the plans, click the QR code*



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



2800 N Grand Blvd
ST. LOUIS, MO 63107

INVESTMENT/REDEVELOPMENT OPPORTUNITY-FOR SALE \$780,000

BASEMENT AND GARAGE PHOTOS



GROUND FLOOR GARAGE

- Converted to a Club/Banquet Hall
- Prior 2-overhead door entrances from side alley to garage
- Private Pedestrian entrance to space off St. Louis Ave
- Currently built out with restroom, bar and HVAC



BASEMENT BOWLING ALLEY

- Entrance off St. Louis Ave
- 15-Lane Bowling Alley
- Large Men's/Women's Restrooms



**There are development plans to convert the building into senior housing. To see the plans, click the QR code*



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



2800 N Grand Blvd
ST. LOUIS, MO 63107

INVESTMENT/REDEVELOPMENT OPPORTUNITY-FOR SALE \$780,000

EXTERIOR PHOTOS



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com

