

# For Sale

# Price Reduced

## Downtown Redevelopment Opportunity



**1128-1130 Washington Ave. - St. Louis, MO 63101**

- 8 Story Commercial “Office Loft” Redevelopment Property
- 41,840± Sq. Ft. plus 5,230± Sq. Ft. Basement
- Eligible for State and Federal Historic Tax Credits
- Several Upgrades to Building (Newer Electric and Sprinkler Retrofits)
- Elevator Served Property - Built in 1903
- Restaurant Build-Out on First Floor
- Prime Location Next to Meridian Lofts, Copia Wine Bar and Vangard Lofts -  
Across from Flamingo Bowl

For Sale: ~~\$1,400,000.00~~

Reduced Sale Price:

**\$1,199,000.00**


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Office Industrial Retail Institutional Investment Management



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