



**S. GRAND MIXED USE  
BUILDING W/TURNKEY  
RESTAURANT**

SCAN HERE!



**CALEB ANTHONIS**

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**3159 S. GRAND BOULEVARD  
ST. LOUIS, MO 63118  
7,208 S.F. | \$870,000 (\$120.70/S.F.)**



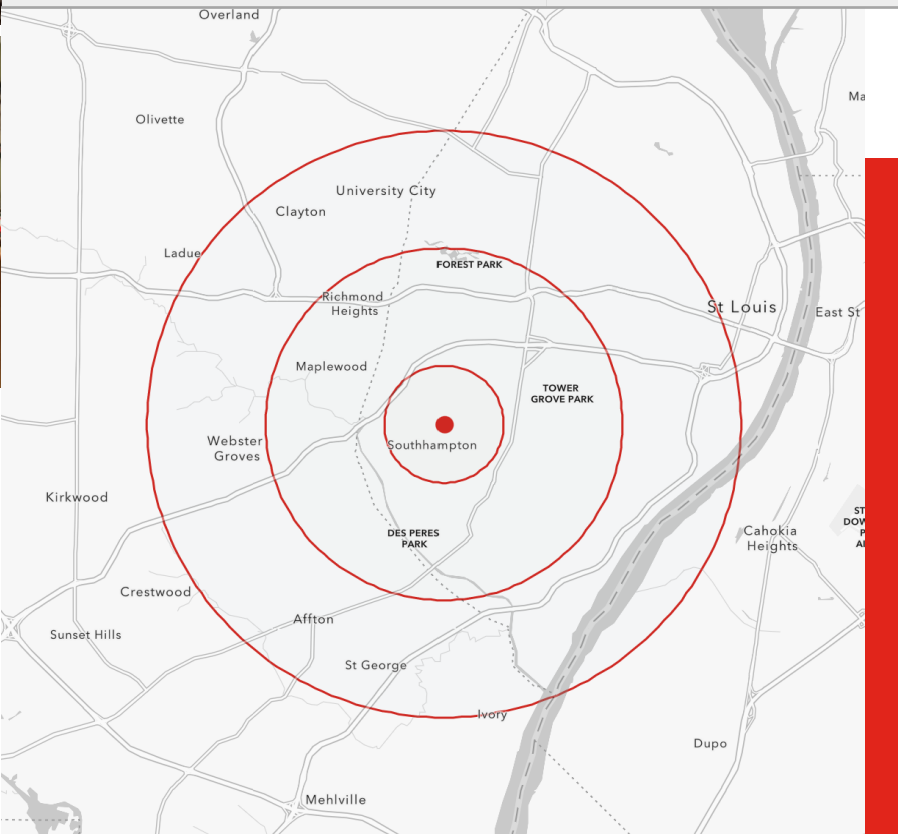
**FOR SALE**

**PROPERTY INFORMATION**



- **LOCATED IN THE RENOWNED S. GRAND DINING DISTRICT AT THE SIGNALIZED INTERSECTION OF S. GRAND AND JUNIATA**
- **7,208 S.F. MIXED USE BUILDING FOR SALE FEATURING A 1<sup>ST</sup> FLOOR TURNKEY RESTAURANT AND TWO 1,400 S.F. APARTMENTS ON THE 2<sup>ND</sup> FLOOR**
- **GROUND FLOOR TURNKEY RESTAURANT FEATURES AN IMMACULATEDLY MAINTAINED KITCHEN WITH 24FT HOOD**
- **RESTAURANT FEATURES BAR, 2 DINING ROOMS, FENCED IN PATIO, AND 2 LARGE ADA COMPLIANT RESTROOMS**
- **TWO 2<sup>ND</sup> FLOOR APARTMENTS THAT WILL REQUIRE MINIMAL INVESTMENT TO BE TENANT READY**
- **PLEASE DO NOT DISTURB TENANTS**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		23,970	160,404	385,349
HOUSEHOLDS		12,058	76,011	173,704
AVERAGE HH INCOME		\$85,563	\$79,360	\$86,152



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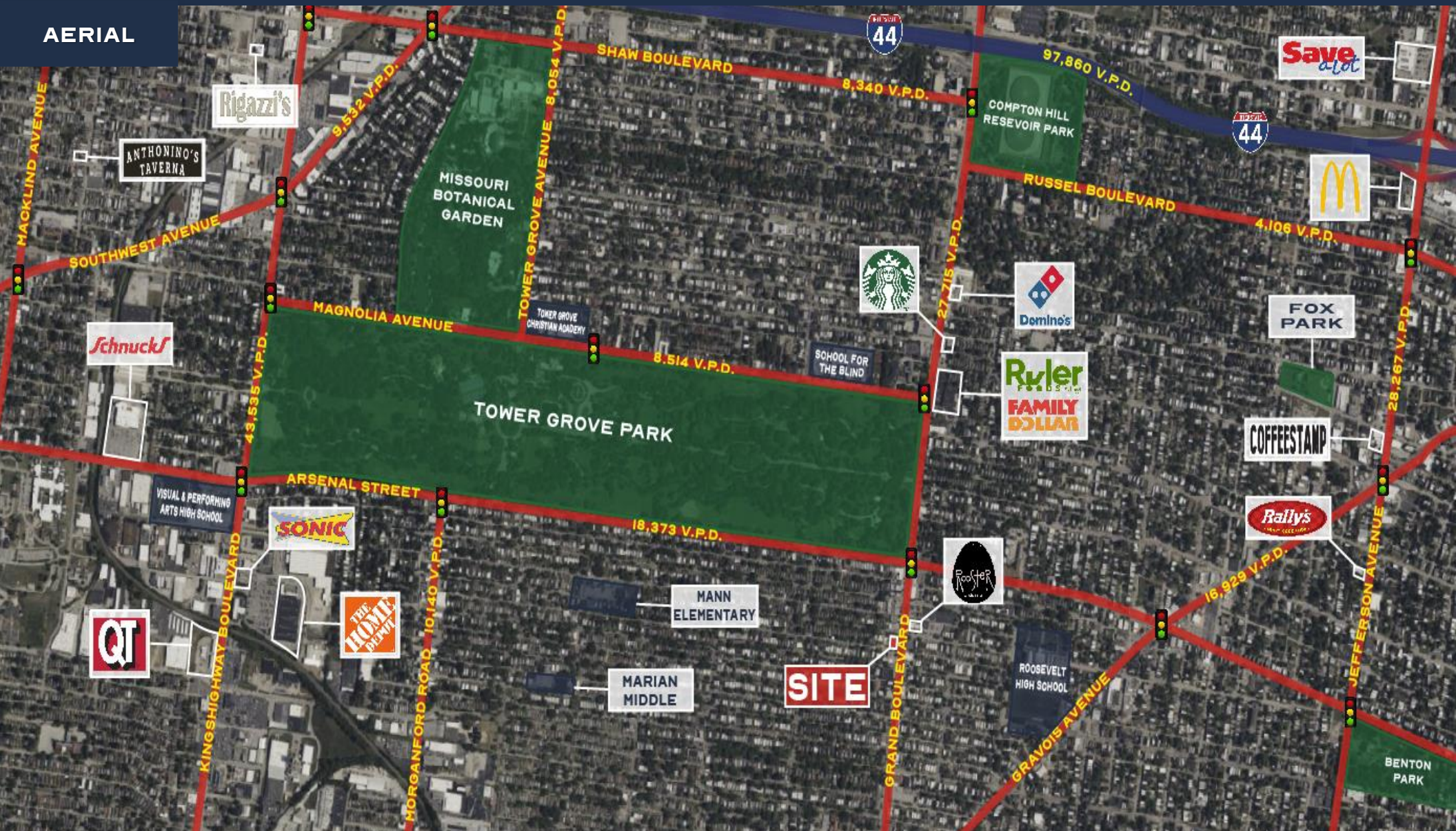


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