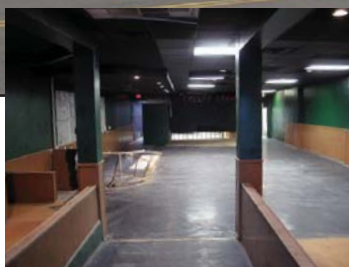
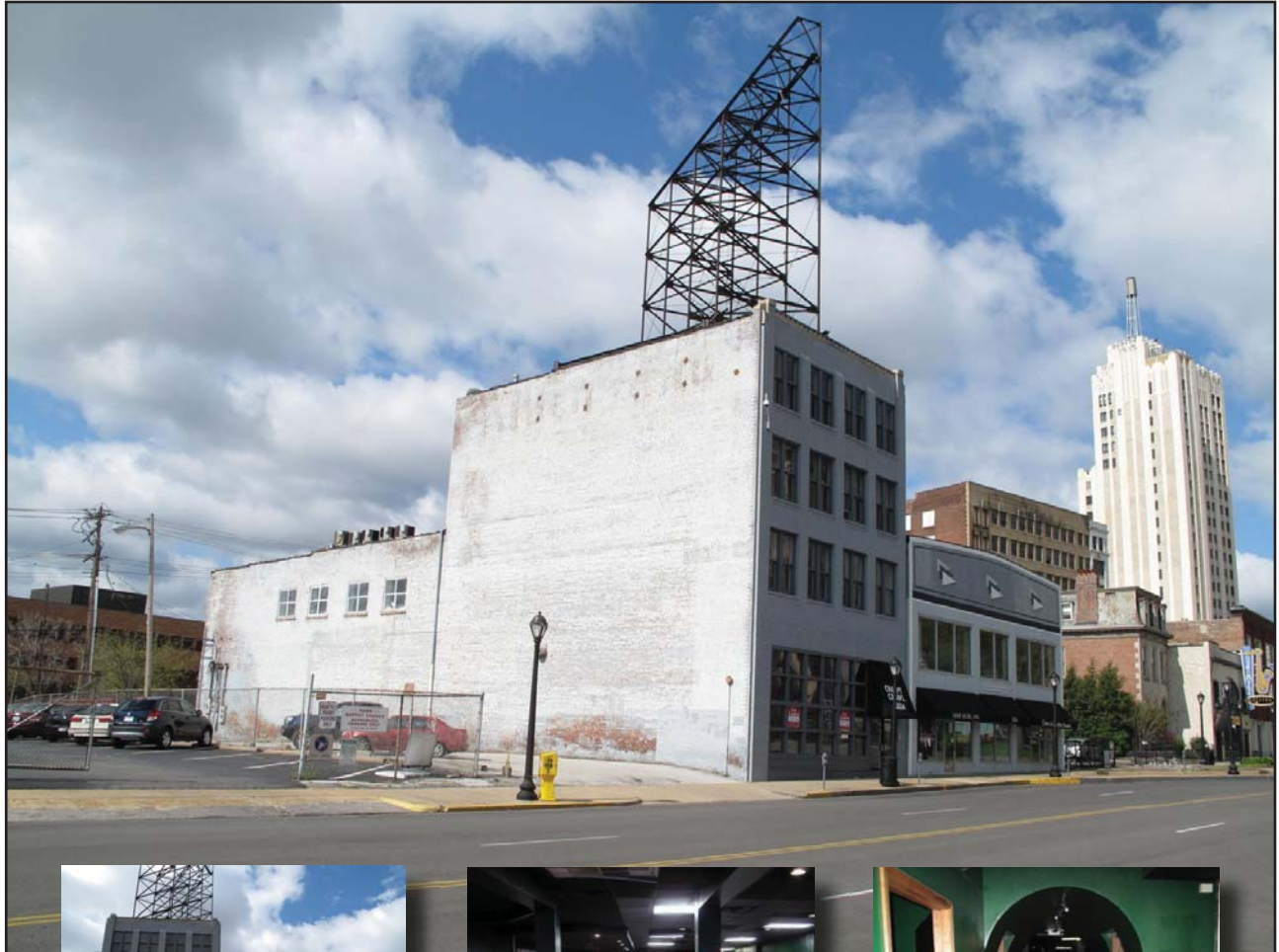

SCHLAFLY CORPORATION

COMMERCIAL BUILDING IN GRAND CENTER FOR SALE \$775,000



3524 Washington Avenue • St. Louis, MO 63103

Contact: Kyle Pershing • 314-210-5342 • 314-725-2414 • Fax 314-725-0117 • kylepershing@gmail.com
David Schlafly • 314-941-0188 • 314-725-2414 x 12 • Fax 314-725-0117 • dschlafly@att.net
Schlafly Corporation • #2 North Meramec Ave., 3rd Floor, Clayton, MO 63105

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. Buyer to investigate the property.

REAL ESTATE • INVESTMENT • COMMERCIAL • INDUSTRIAL

SCHLAFLY CORPORATION

Located in heart of Grand Center entertainment district, with ~1.2 million annual visitors, directly next to mixed-use office/retail redevelopment project. Close to SLU, student housing, restaurants, and arts organizations.

4 Story

Total: **10,800** sq.f.

1st Floor: **3,800** sq.f. - Mostly gutted, previously event and restaurant space

2nd Floor: **3,800** sq.f. - Studio space

3rd Floor: **1,600** sq.f. - Apartment

4th Floor: **1,600** sq.f. - Apartment

- Private parking lot
- Full Basement

