

3863-69 S. Grand Blvd  
ST LOUIS, MO 63118

For Sale 3,214 SF Restaurant and 12,567 SF Storage Facility



## PROPERTY HIGHLIGHTS

### PROPERTY:

- Corner Lot-S. Grand Blvd and Keokuk Street
- 34,015 SF Lot
- Zoning-F-Neighborhood Commercial District
- Located in the "Dutchtown" Neighborhood of St. Louis
- 29 Car Parking for Restaurant
- Large Lower Level Lot
- High Traffic Counts 18,449
- Located just south of Chippewa

### RESTAURANT:

- Drive-thru Restaurant
- Constructed in 1986 as a Burger King
- 3,214 Square Feet
- 29 Striped Parking Space with additional parking in rear lot
- Sale includes 2-Hoods, walk-in refrigerator/freezer and more
- Pylon Signage
- Lighted Parking Lot
- Remodeled 2013 as Kim Ngan Restaurant

### STORAGE:

- 12,567 SF Storage Facility
- Walk-out accessible
- Sub-divided into 3-bays of 59' X 71"
- 10 Foot Ceilings
- Newer Electrical Service
- Large Rear Lot: 162 X 97-15,714 SF
- Lighted Rear Lot
- Newer Electrical Service 2011



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS



### HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



For more information, please contact:



3863-69 S. Grand Blvd  
ST LOUIS, MO 63118

For Sale 3,214 SF Restaurant and 12,567 SF Storage Facility



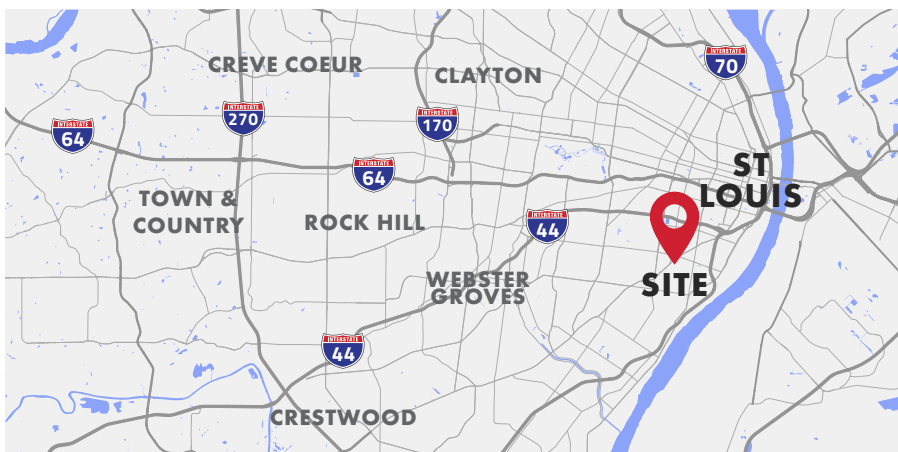
## LOCATION OVERVIEW:

The "Dutchtown" area of South St. Louis is rich in history; initially settled in the early 19th Century by German immigrants, and today is a culturally diverse area, home to many international markets and authentic cuisine from around the world. This stretch of South Grand is a high traffic commercial and residential corridor famous for many St. Louis Businesses, and Restaurants including Merb's Candies, Ted Drewes, and Giuseppe's Restaurant.

The area is continuing to grow, Family Dollar constructed and opened a 9180 SF store in 2018 across the street from this location. The area demographics and cultural mix of Restaurants and Recently open Retail attract customers throughout the St. Louis Metro making this an ideal location to purchase for your business.

## DEMOGRAPHICS:

	1-MILE	3-MILE	5-MILE
POPULATION	33,035	147,958	304,115
HOUSEHOLDS	13,228	67,225	139,573
AVE. HH INCOME	\$49,503	\$67,857	\$69,222
# OF BUSINESSES	590	4,441	12,443
# OF EMPLOYEES	6,118	64,962	257,818



For more information, please contact:

### HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS



3863-69 S. Grand Blvd  
ST LOUIS, MO 63118

For Sale 3,214 SF Restaurant and 12,567 SF Storage Facility

## PROPERTY OVERVIEW - RESTAURANT



Former Fast Food Restaurant with a drive-thru is currently operated as a sit-down/carry out restaurant with seating for over 125 patrons. The main dining area with a brown tile floor has a large tray suspended ceiling with fluorescent and can lights. A decorative stone dining bar provides additional seating and other dining/drinking options. A large atrium attaches to the main dining area for additional seating. There are two large restrooms off of the main dining area. The kitchen is mostly open and has ceramic tile floors and suspended ceiling with fluorescent lighting. The cook-line includes a small hood system. The rear portion of the kitchen is for food prep, dry storage, and has a large walk-in refrigerator/freezer combo unit. The restaurant has 320 Amp, 3-phase service with 4-wire and 12208-volt service.



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)





3863-69 S. Grand Blvd  
ST LOUIS, MO 63118

For Sale 3,214 SF Restaurant and 12,567 SF Storage Facility

## PROPERTY OVERVIEW - STORAGE



The lower level storage area has a single 200 Amp, 3-phase 4-wire service with the possibility of additional electrical services to be added if needed. Sewer and water service is available in the storage area but not currently operational. The storage area is currently separated into three bays approximately 4189 SF each. A drive-in and man door provides access with additional entries possible.



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

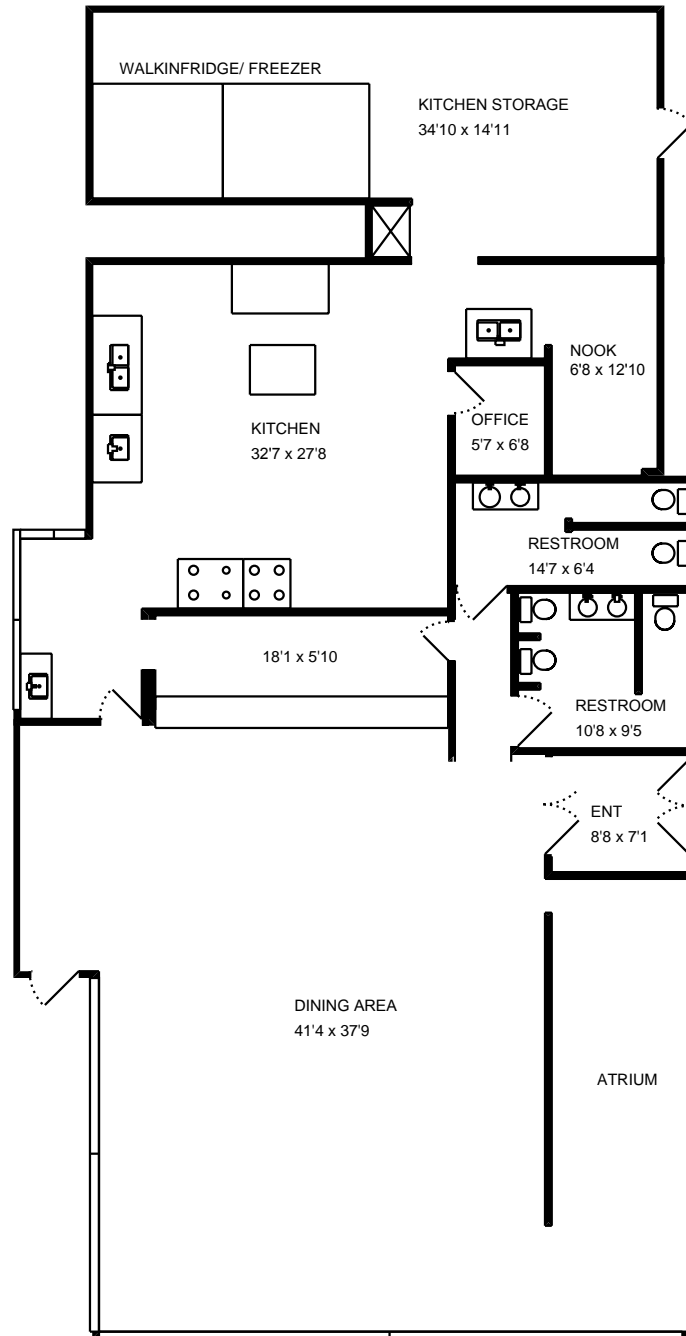
Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



3863-69 S. Grand Blvd  
ST LOUIS, MO 63118

For Sale 3,214 SF Restaurant and 12,567 SF Storage Facility

## RESTAURANT FLOOR PLAN



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS



### HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)

