

6604 West Florissant Ave  
ST. LOUIS MO 63136-3833

**FOR SALE \$174,500**



## SINGLE TENANT OR MULTI-TENANT PROPERTY

### PROPERTY HIGHLIGHTS

- Retail/Office For Sale
- 13,225 SF, including 2,700 SF Warehouse
- 20,922 SF Lot
- 24-Car Parking Lot
- High Traffic-13,470 AWT
- Signalized Intersection-Hamilton Ave
- Newer AC Units-2020
- Potential multi-tenant property.
- Zoned C2-S Special Shopping and Service Commercial District

### PROPERTY DESCRIPTION

Great opportunity to own a Mercantile Building on a heavily trafficked commercial corridor in N. St. Louis County. This property is located on West Florissant Ave, just east of Jennings Station Rd at the signalized intersection of Hamilton Ave., making this an attractive location for many businesses. The property also has a 24-car parking lot and rear alley access to the warehouse portion of the building. The 4-Retail Store Fronts were constructed in 1940, with the 2700 SF Warehouse added later.

### INTERIOR DESCRIPTION

The storefronts were constructed in 1940, and each can be independent of the adjoining space. The ceiling height of the storefronts is over 9 feet. There are eight private offices, a bullpen area, built-in cubes, a bench area, and storage, all part of the space. Suspended ceilings with Fluorescent lighting throughout the property. The floors are carpeted and have tiled floors. The warehouse is approximately 2,700 SF (50" X 54"), with an 11-12 Ft ceiling and an 8 Ft loading door for easy access.



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

For more information, please contact:



### HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

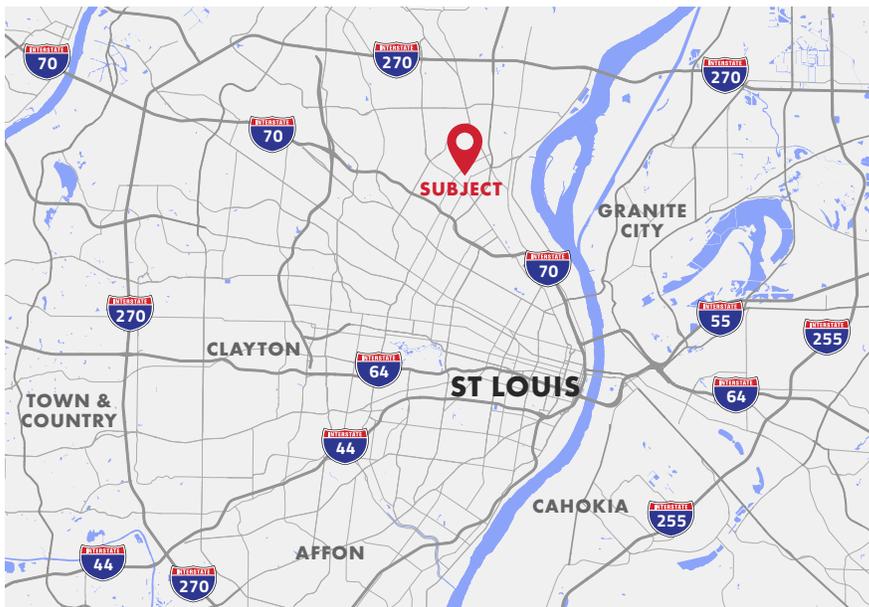
E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

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



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## LOCATION OVERVIEW

West Florissant is home to many national and local businesses. This heavily traveled corridor (13,470 AWT) is vital to the success of the business it brings customers to. This Street Retail/Office Property is located at the signalized intersection of Hamilton Ave, 0.3 miles east of Jennings Station Rd. providing easy access to its private 24-car lot that adjoins the building. The property is zoned C2-S Special Shopping and Service Commercial District by the City of Jennings, which allows for most retail and office uses, with a few requiring a Conditional Use Permit.

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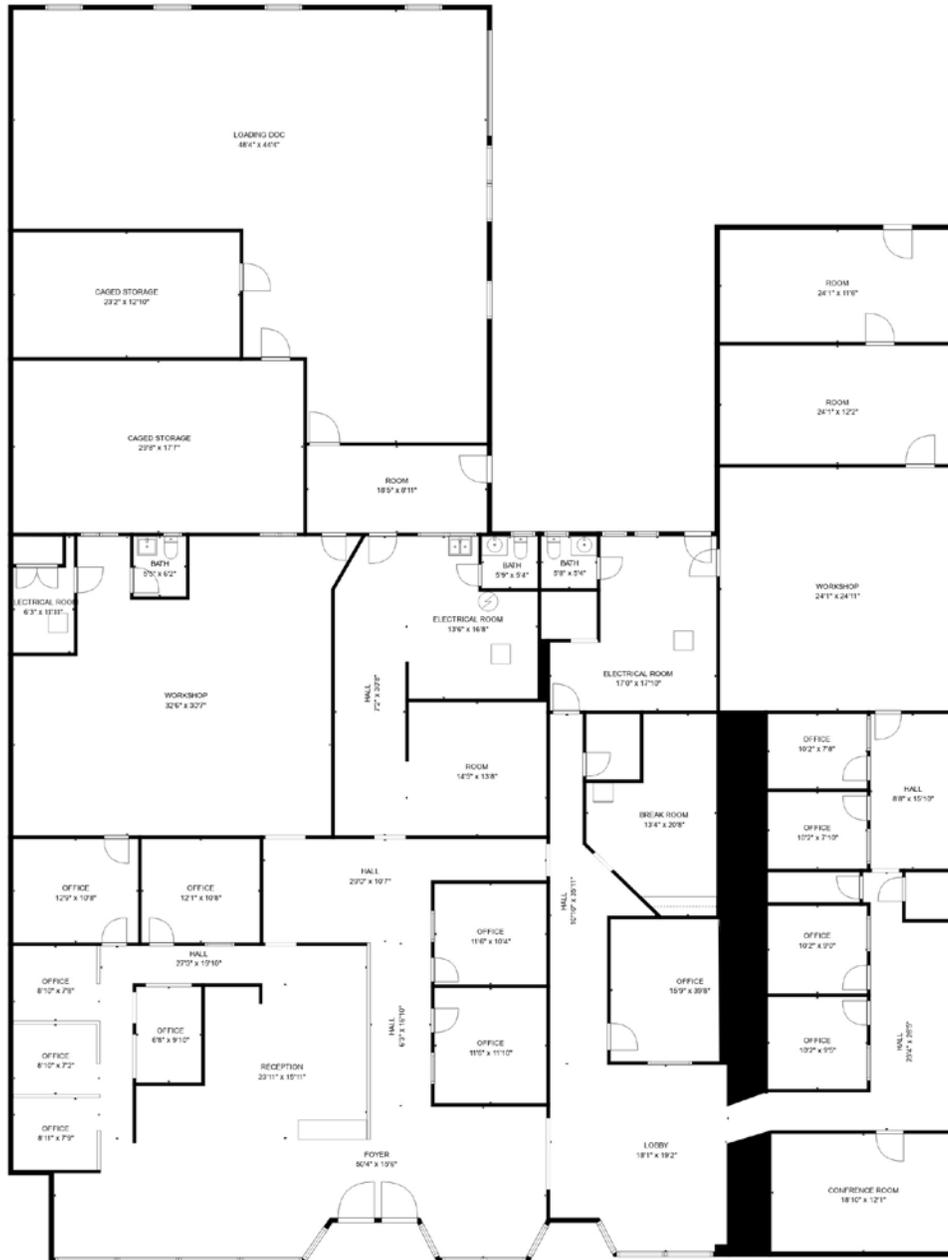
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## FLOOR PLAN



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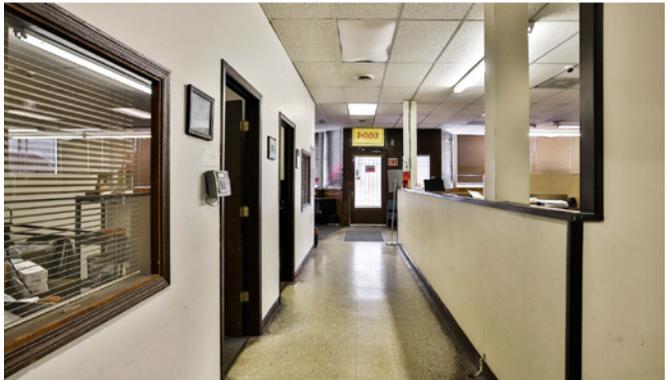
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**INTERIOR PHOTOS**



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