

711 N 13th St
ST. LOUIS, MO 63103

GROUND FLOOR COMMERCIAL CONDO - 15,980 SF



Sale Price: \$685,500

LOCATION OVERVIEW

The Elder Shirt Lofts Building is located ½ blocks north of Washington Ave., one block west of Tucker Blvd., in Downtown St. Louis.



PROPERTY HIGHLIGHTS

- Open Approximately 12,480 SF
- Wood Columns: 16' x 16' spacing
- High Ceilings: 15 ft
- Electrical Supply: Heavy electric, 3-phase
- Flooring: Concrete
- Truck Dock: Located on the south side of the building
- Ancillary Space: Approximately 3,500 SF, including four office suites, a conference room, a kitchen, restrooms, and more
- Safety Features: Fully sprinklered
- Lighting: Brightly lit with large windows on all four sides
- Previous Use: Former Downtown Social Club, The Den
- Renovated: 2006



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

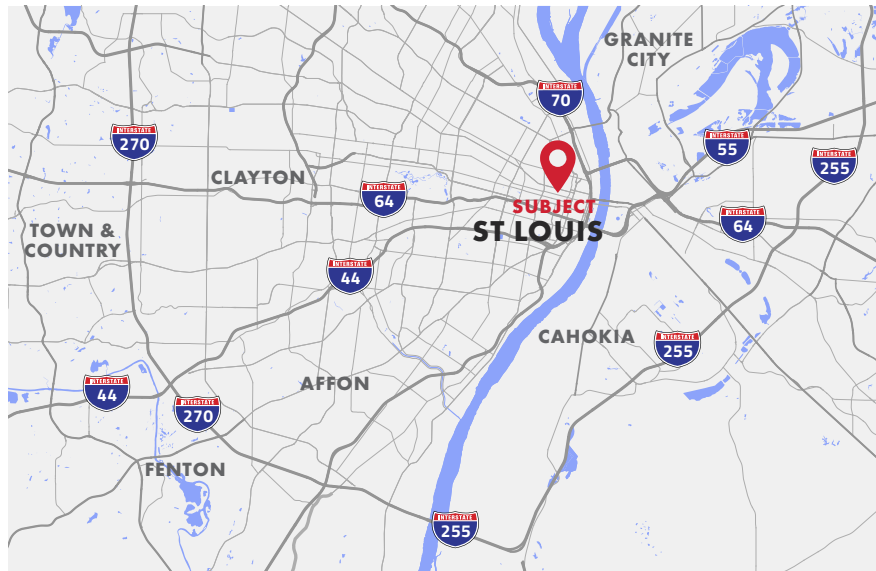
E-mail: Hal@cardinalrealtygroup.com

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DEMOGRAPHICS

U.S Census 2024	1-Mile	3-Miles	5-Miles
Population	16,751	82,958	215,003
Households	9,606	40,756	104,483
Average HH Income	\$83,680	\$81,631	\$79,172
Number of Business	2,326	5,943	10,863
Number of Employees	58,943	127,009	213,806

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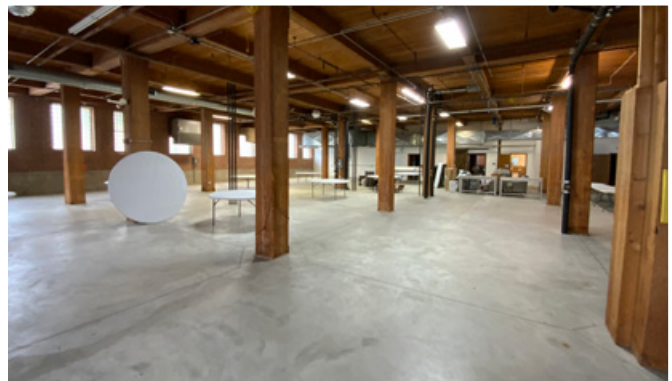
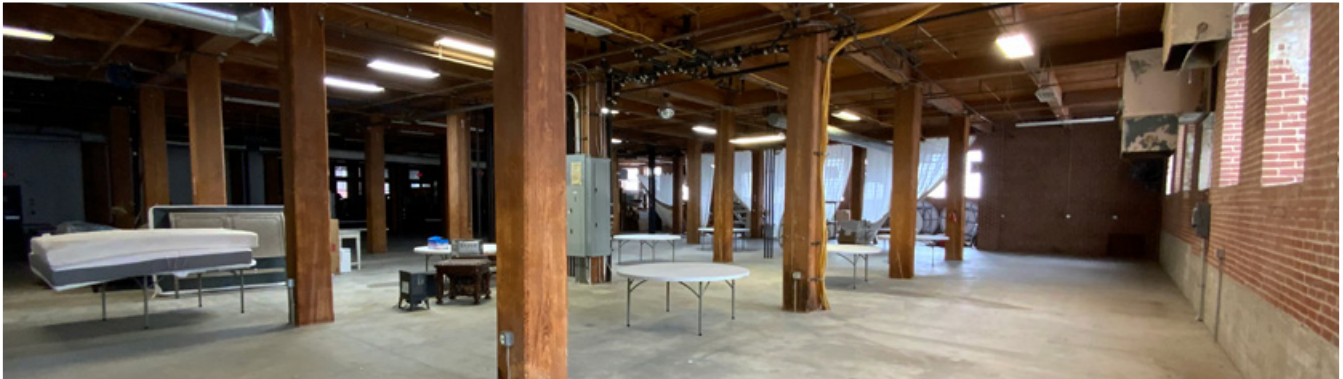


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INTERIOR PHOTOS



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