

ICONIC MIXED-USE OPPORTUNITY

3186-96 Morgan Ford Road | St. Louis, Missouri

Offered at \$1,995,000.00 (\$135 sf)



Executive Summary

A premier corner mixed-use asset located in one of St. Louis' most active redevelopment corridors. Offering approximately 14,750 SF above grade and an additional 4,000 SF basement, this property presents immediate usability and long-term redevelopment potential. Immediate income potential exists with the ongoing established Day Care Business that has been in business for over 15 Years.

Property Overview

Commercial: Approx. 5,393 SF configured as daycare. Mall area consists of 4 retail units and Food Court (5496 SF).

Residential: First floor footprint 1416 sq ft, 2nd & 3rd Floors 2448 sq ft

Basement: Under Apartment & Mall area approx. 3,000 SF with 8 ft ceilings.

Parking Lot: (9884sf) measuring 118 x 88ft. Daycare playground is additional 2545 sf.

Location Advantage

Located along Morgan Ford Road with strong traffic and walkability. Near Tower Grove East Park, restaurants, pubs, and retail.

Property Upgrades:

In addition to normal renovations required for occupancy the following upgrades were made by the current owner:

New plumbing throughout- new stacks, new plumbing lines all updated in 2007. New electrical service- 3 phase 200 amp for daycare and 400 amp for mall area in 2007. New roof on 1900 square foot addition for the daycare. New roof on apartment building – torch down rubber roof in 2025.

Redevelopment Opportunity

Ideal for investors and developers to reposition or redevelop into mixed-use residential, retail, restaurant, or destination concepts.

Business Opportunity

Continue to operate the established Day Care business or lease it out. Currently grossing over \$350,000.00 per year with much more room to grow!!!! All day care furniture and fixtures will be included in the sale. This ongoing business enterprise is ripe for growth and can provide significant debt service ability.

For more information and photos:

Text or email listing agent with a request for additional information:

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