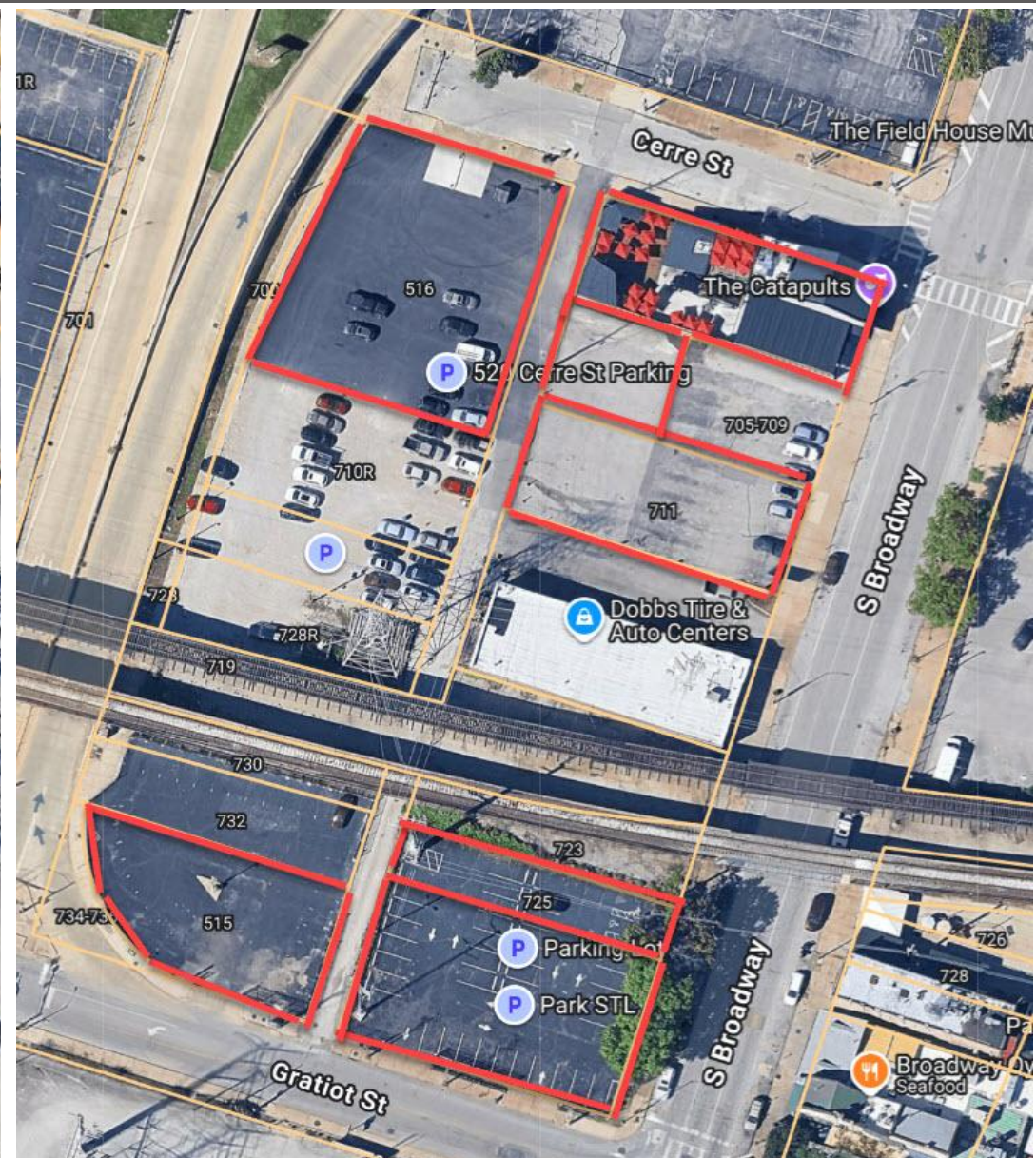


INVESTMENT
OPPORTUNITY
SALE PRICE
Call Broker

Premier Downtown Parking
with fantastic Income!
Sale can include a beautiful turn-key
Restaurant!



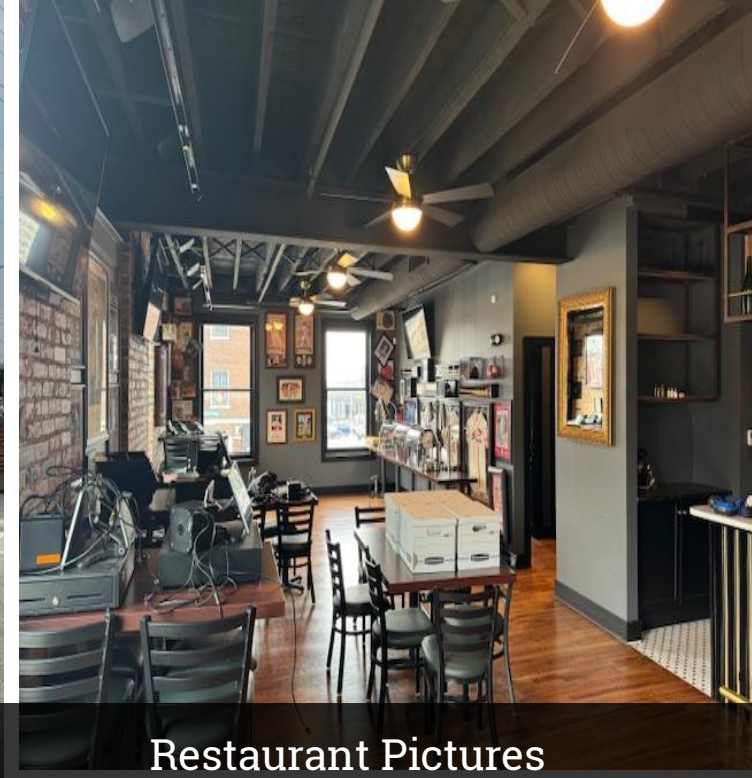
Property Highlights

&

Addresses: Call Broker For Pricing

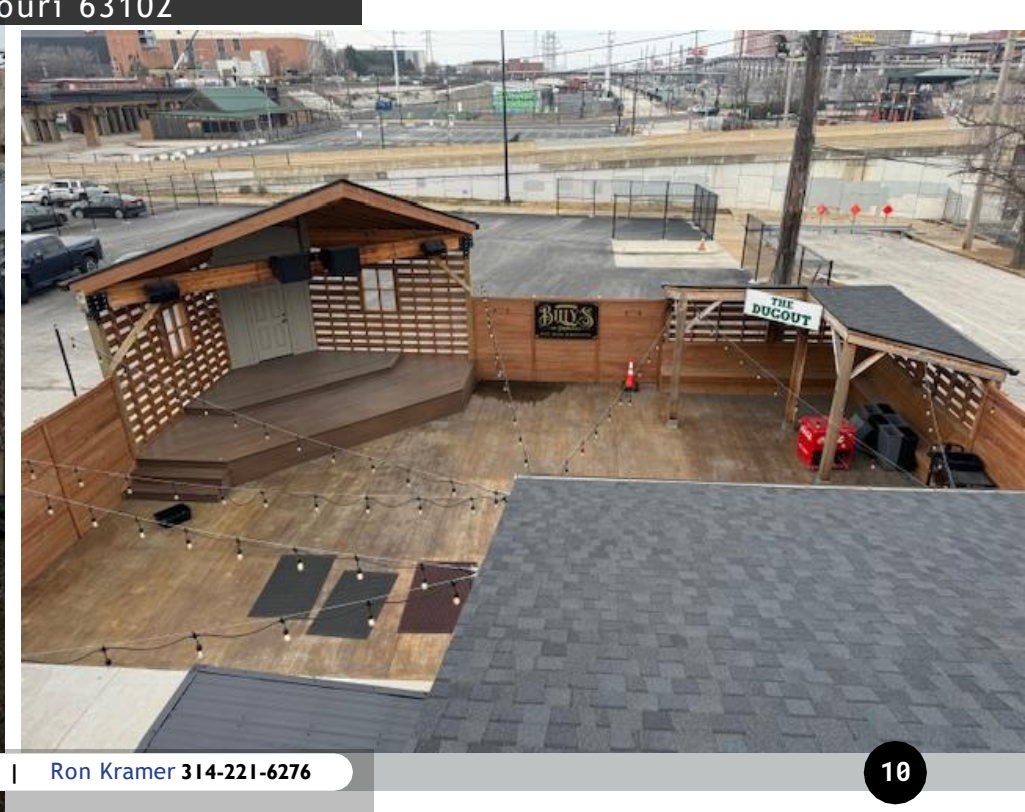
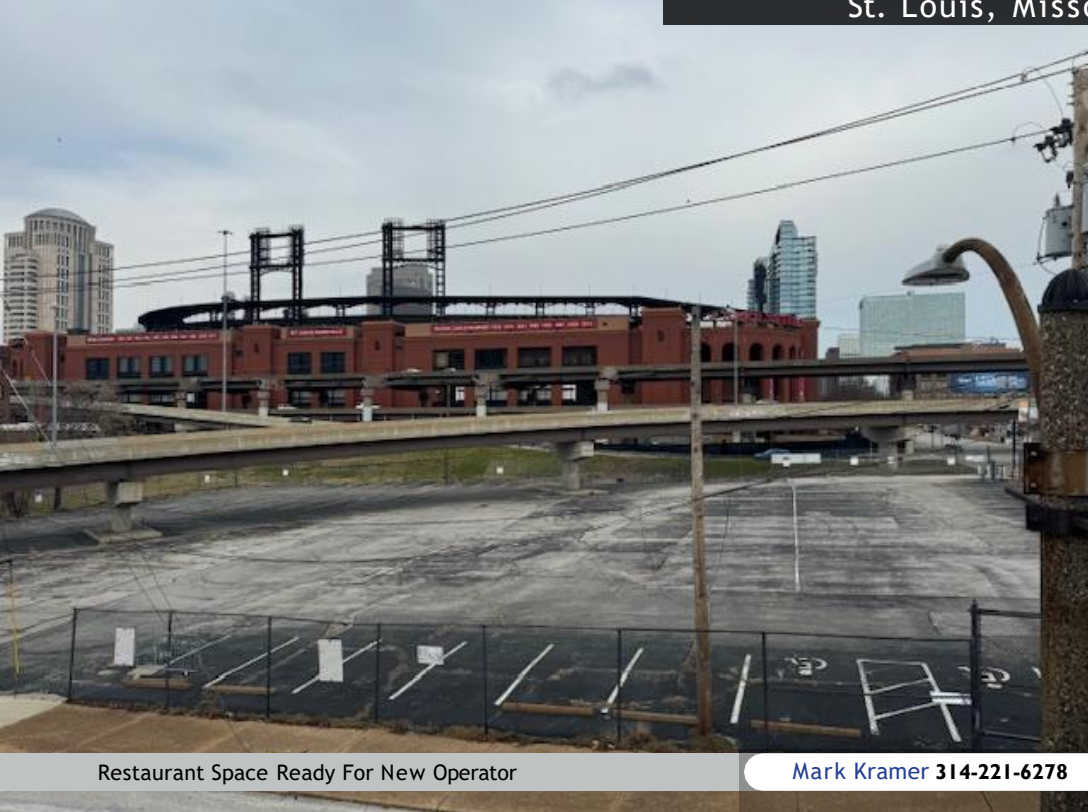
- 9 parcels total with 8 of those as parking lots and a beautiful turn-key restaurant.
- Parking lots on game days are managed by a 3rd party company with fantastic income!
- Annual Income on 2025
 - \$198,752 (Game day parking on all lots)
 - \$54,000 (515 Gratiot, Dobbs lease)
 - \$20,000 (727-733 S. Broadway, Broadway Oyster Bar)
 - Plus an additional 3-4 events scheduled in 2026
 - Taxes on 9 lots
- 701 S. Broadway, 705 R S. Broadway, 711 S. Broadway, 725 S. Broadway, 727 S. Broadway
- 811 S 6th Street, 801 S 6th Street
- 516 Cerre Street
- 515 Gratiot Street

St. Louis, MO 63110



Restaurant Pictures

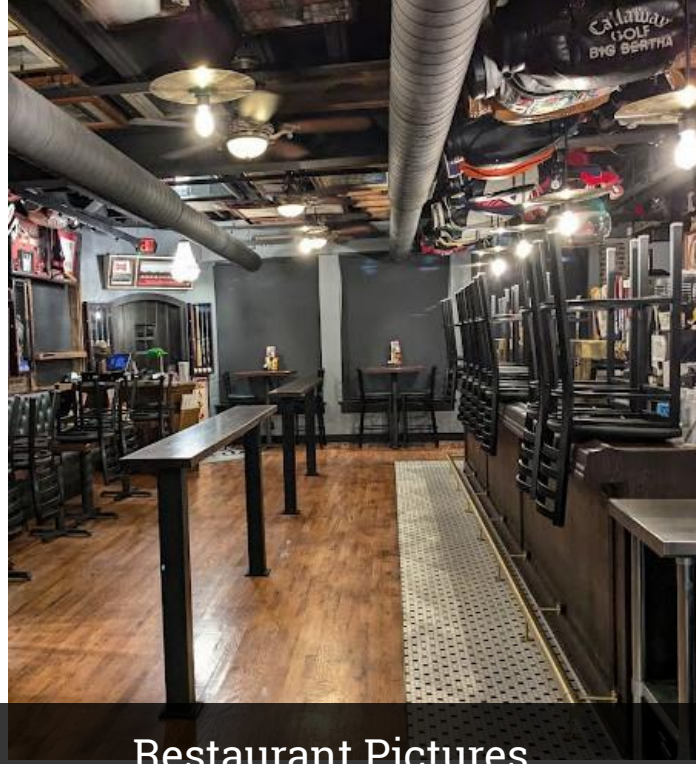
St. Louis, Missouri 63102



Restaurant Space Ready For New Operator

Mark Kramer 314-221-6278

Ron Kramer 314-221-6276



Restaurant Pictures

St. Louis, Missouri 63102

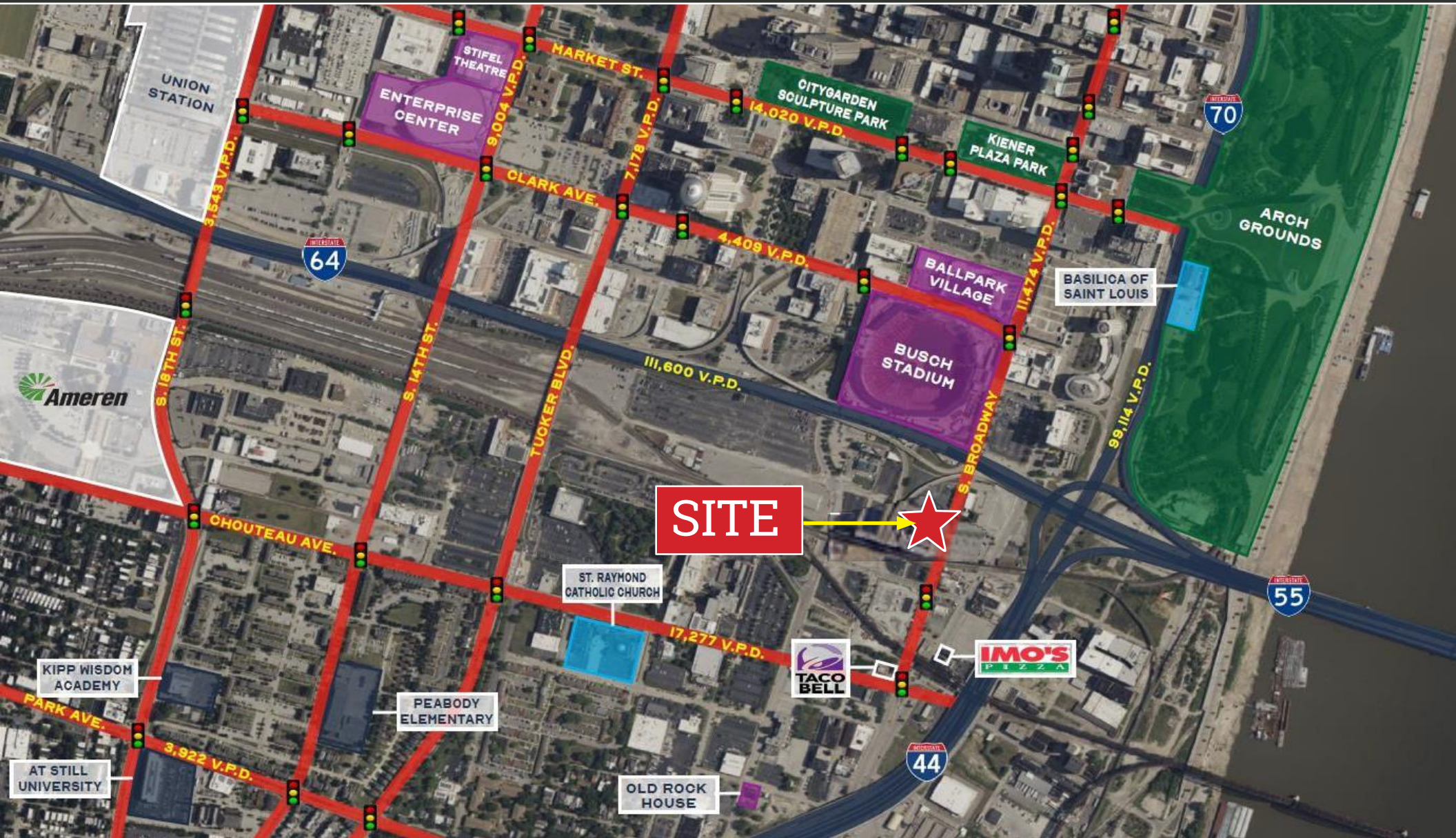


Restaurant Space Ready For New Operator

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Locations - Aerial Map



Market Overview

St. Louis, MO

St. Louis, situated near the confluence of the Mississippi and Missouri rivers, is a significant economic hub in the Midwest. The St. Louis economy is expected to experience modest growth in the coming years. Projections indicate a 0.4% increase in home values by May 2024 and a 1.7% rise by October 2025, suggesting a stable real estate market.

Economic Indicators:

Gross Domestic Product (GDP): In 2022, the GDP of Greater St. Louis was approximately \$178.66 billion, reflecting a steady economic performance.

Source: STATISTA

Employment: As of November 2024, the civilian labor force in the St. Louis, MO-IL area was about 1.508 million, with an employment figure of approximately 1.458 million, indicating a stable job market. Source: BUREAU OF LABOR STATISTICS

Major Employers:

St. Louis is home to several Fortune 500 companies, including:

- Centene Corporation
- Emerson Electric
- Reinsurance Group of America
- Edward Jones
- Graybar Electric
- Ameren

These corporations play a significant role in the local economy, providing employment and contributing to the city's economic stability.



Please call **Mark or Ron** to learn more and schedule a tour.

KRAMER COMMERCIAL REALTY, LLC

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