

HISTORIC SOULARD MIX-USE BUILDING



JACK JUNKER

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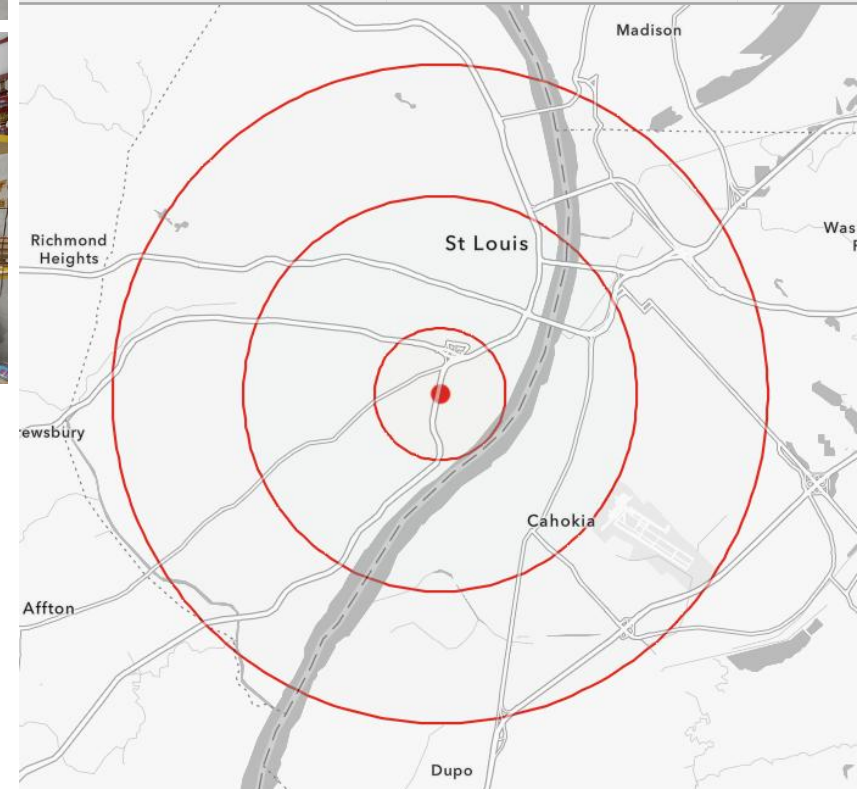
**1304 SIDNEY STREET
ST. LOUIS, MO 63104
2,736 S.F. | \$275,000 (\$100/S.F.)**

PROPERTY INFORMATION



- **2,736 SF THREE-STORY ORIGINAL BRICK COMMERCIAL BUILDING**
- **FIRST FLOOR RETAIL WITH 2ND AND 3RD FLOOR APARTMENTS**
- **TPO ROOF**
- **INVESTOR READY FOR CONVERSION TO UPDATED APARTMENTS OR A SINGLE-FAMILY HOME**
- **LOCATED IN THE SOULARD HISTORIC DISTRICT**
- **TO BE SOLD IN CURRENT AS-IS CONDITION**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		15,670	112,289	245,345
HOUSEHOLDS		8,507	57,257	126,511
AVERAGE HH INCOME		\$113,906	\$88,635	\$89,499



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Basement

STORAGE
142' x 160'

BATH
9' x 4 1/2'

1st floor

ROOM
153' x 501'

HALL
29' x 19'

HALL
153' x 85'

GARAGE
188' x 531'

2nd floor

ROOM
153' x 355'

HALL
57' x 129'

BATH
97' x 80'

ROOM
93' x 164'

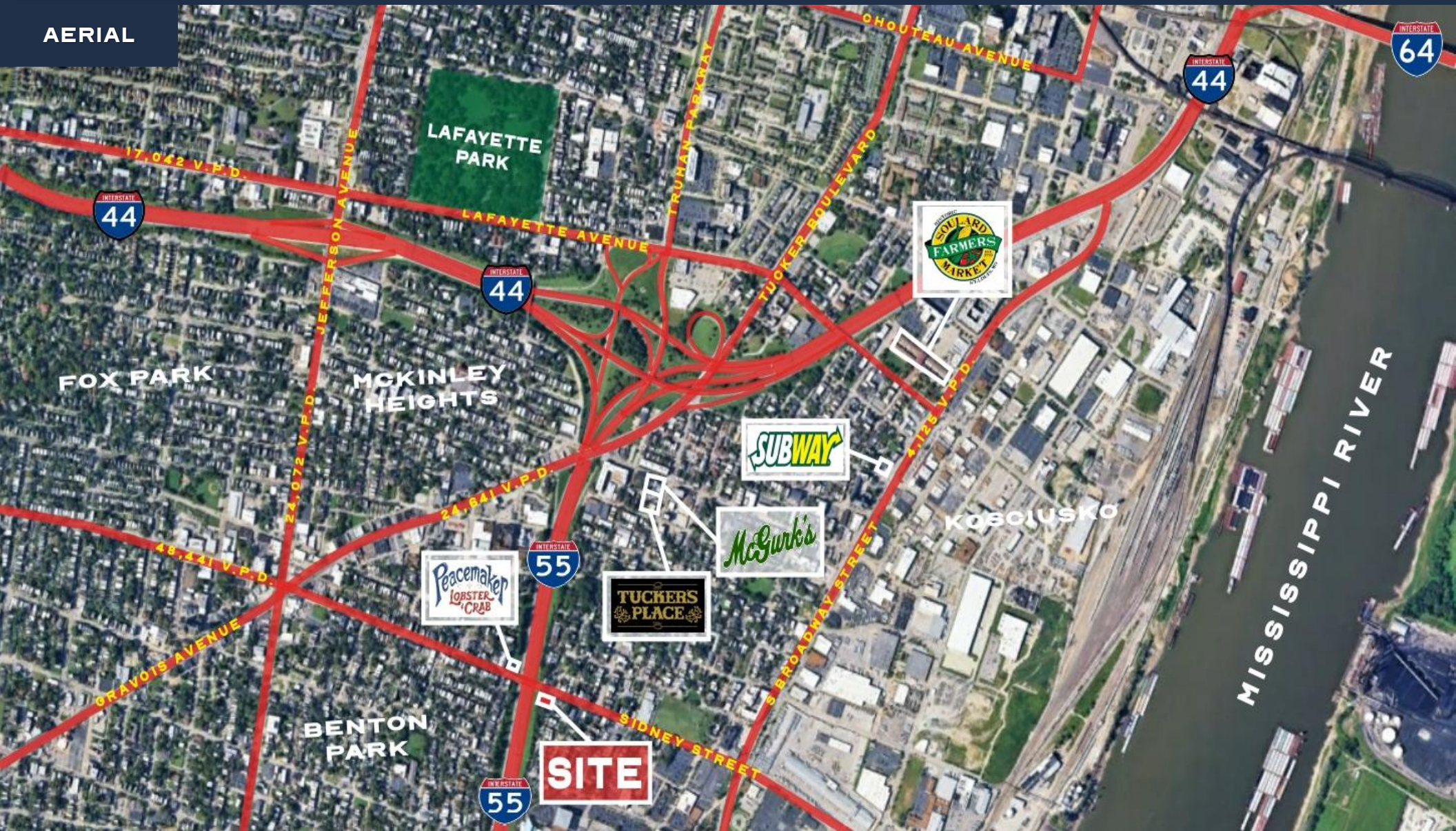
3rd floor

ROOM
153' x 160'

ROOM
153' x 164'

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AERIAL



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