

FOR SALE

3,195± SF MIXED-USE INVESTMENT PROPERTY
1926 Cherokee Street | St. Louis, MO 63118



PROPERTY HIGHLIGHTS

- 3,195± SF mixed-use investment property
- Established tenant: The Green Paw Rescue (first and second floor)
- Renovated (2019) third-floor residential tenant paying \$1,100/month
- Located in St. Louis' vibrant & historic commercial corridors (Antique Row)
- High traffic area with easy access to I-55 and I-44
- Historic building (built in 1890) with strong character
- Multiple income streams providing stability
- Value-add opportunity through operational or leasing improvements
- Ideal for investors or owner-users
- Current owner operator will vacate property upon sale
- **SALE PRICE: \$440,000**



CONTACT US:

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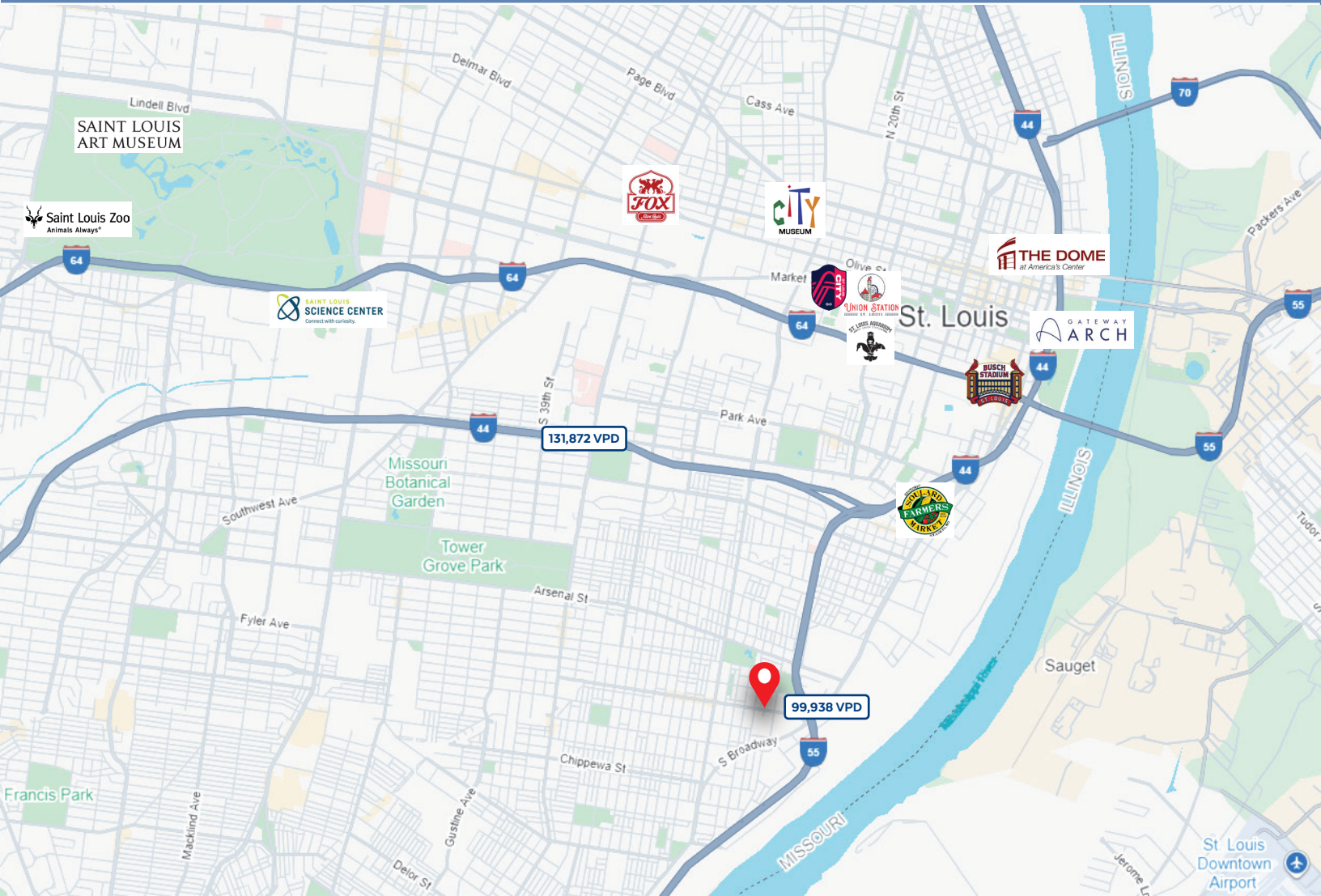
55 Westport Plaza Drive, Ste. 200

St. Louis, MO 63146

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MAP AND DEMOGRAPHICS



DEMOGRAPHICS	Population	Households	Avg. HH Income	Employees
1 Mile	15,548	7,068	\$72,066	13,975
3 Miles	106,909	50,994	\$73,832	103,637
5 Miles	240,342	115,134	\$72,077	221,570
TRAFFIC COUNTS				
I-55 and Utah St.	99,938 VPD	I-44 and S.39th St.	131,872 VPD	

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