

SOULARD PROPERTIES

INVESTMENT
OPPORTUNITY

Leased Buildings, Large Parking Lots with
Redevelopment Potential

PURCHASE PRICE
\$975,000

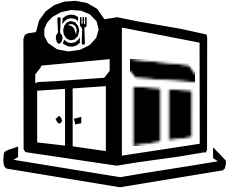


1729-1731 South 7th, 1725 South 7th Street, 700-702 Soulard Street, St. Louis, MO 63104

Property Highlights:

- Sale Includes leased Restaurant and large parking lot ready for development!
- 700-702 Soulard Street (Parking)
- 1729-1731- South 7th Restaurant
- 7725 S. 7th Patio/Parking
- This property offers reliable cash flow with two leases already in place, providing investors with consistent returns from day one.
- Once the leases expire, the site transforms into a prime redevelopment opportunity, allowing for creative repositioning or capitalizing on
- higher-value uses.

Tenant Lease



Restaurant Lease

Tenant: Steward's Southern Classic Daiquiri Factory LLC

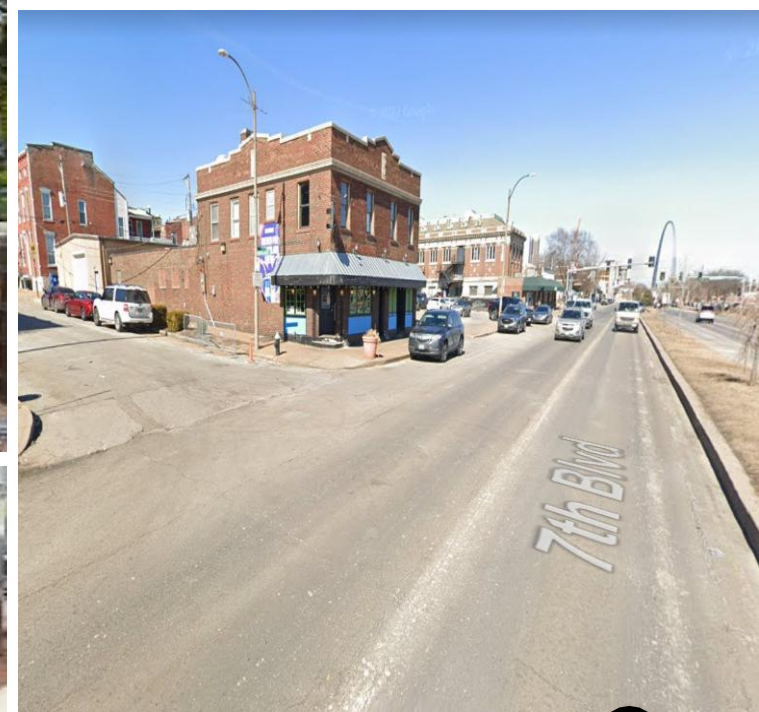
Premises: 5,376 SF, including patio space, located at 1729-1731 South 7th Street, St. Louis, MO 63104. Includes shared parking on other lots.

Lease Term: Fixed for 3 years and 3 months, starting November 1, 2024. with 2 year renewal options

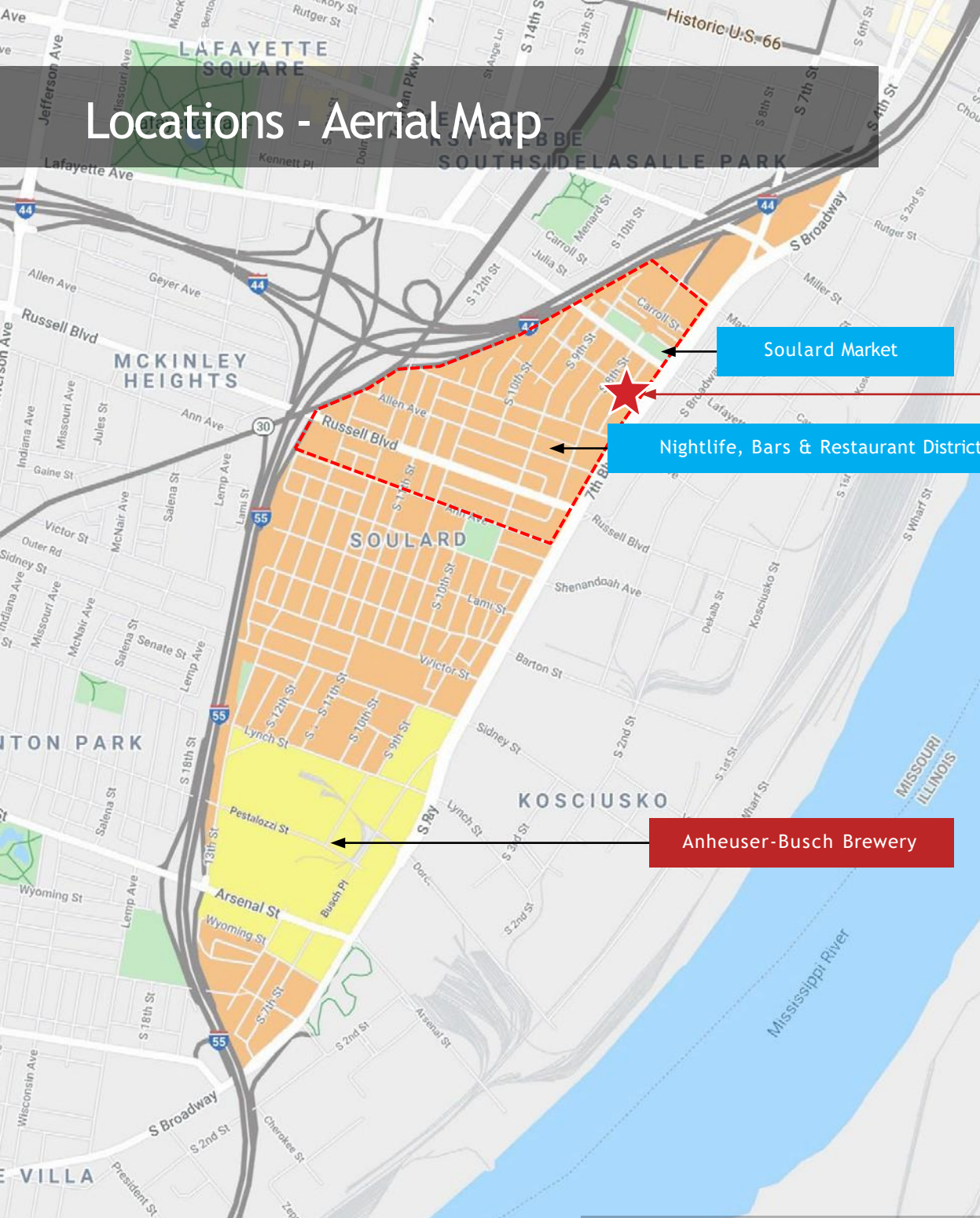
Monthly Rent:

- Year 1: \$5,980.75/month
- Year 2: \$6,115.17/month
- Year 3: \$6,253.63/month

Security Deposit: \$6,500



Locations - Aerial Map



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Soulard Market

Nightlife, Bars & Restaurant District

Anheuser-Busch Brewery

 **3 Minutes**

 Busch Stadium **4 Minutes**

 **<3 Minutes**

 **4 Minutes**

 Lambert Int'l Airport **16 Minutes**



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

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