

**HISTORIC MAIN
STREET INVESTMENT
OPPORTUNITY**

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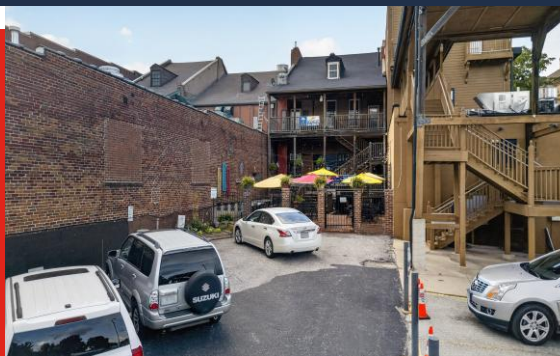
Ben@ManorRealEstate.com

138 N MAIN STREET

ST. CHARLES, MO 63301

5,077 S.F. | \$800,000 (\$157.57/S.F.)

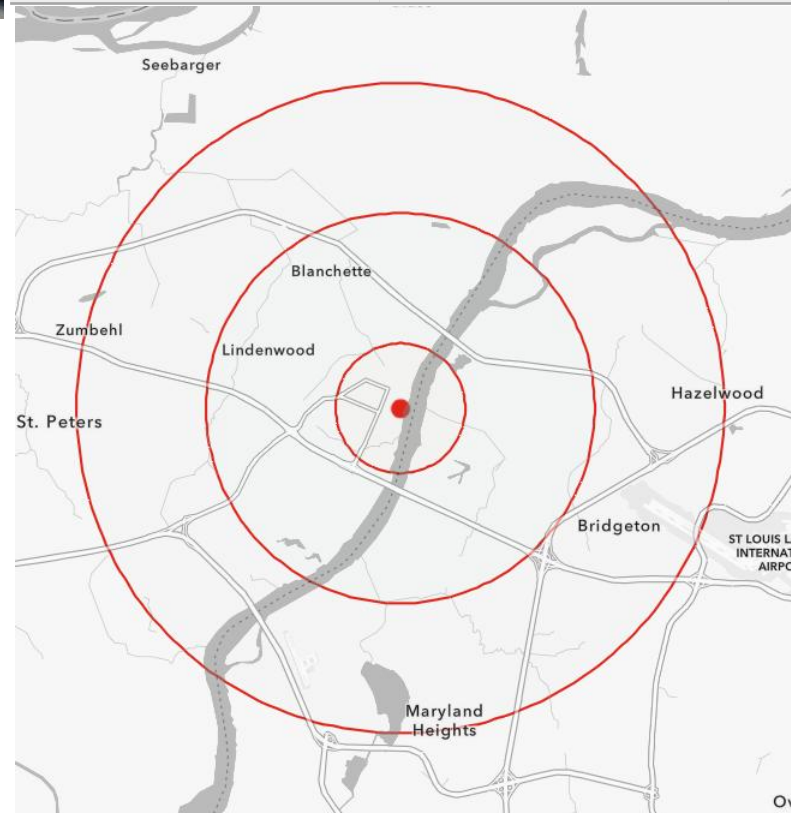
PROPERTY INFORMATION



- **ANCHOR TENANT LA TIA AND PANCHO'S CANTINA GRILL WITH 10-YEAR OPERATING HISTORY**
- **VALUE-ADD UPSIDE: 2ND & 3RD FLOORS PRIMED FOR APARTMENT/LOFT CONVERSION**
- **PRIME HISTORIC MAIN STREET LOCATION STEPS FROM THE MISSOURI RIVERFRONT & FRONTIER PARK**
- **5,077 SF CIRCA-1890 BRICK BUILDING WITH FULL BASEMENT**
- **CENTRAL BUSINESS DISTRICT (AA4) ZONING SUPPORTS OFFICE OR RESIDENTIAL/APARTMENT USES**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		6,873	50,476	123,962
HOUSEHOLDS		3,277	22,308	53,519
AVERAGE HH INCOME		\$101,340	\$106,454	\$116,900



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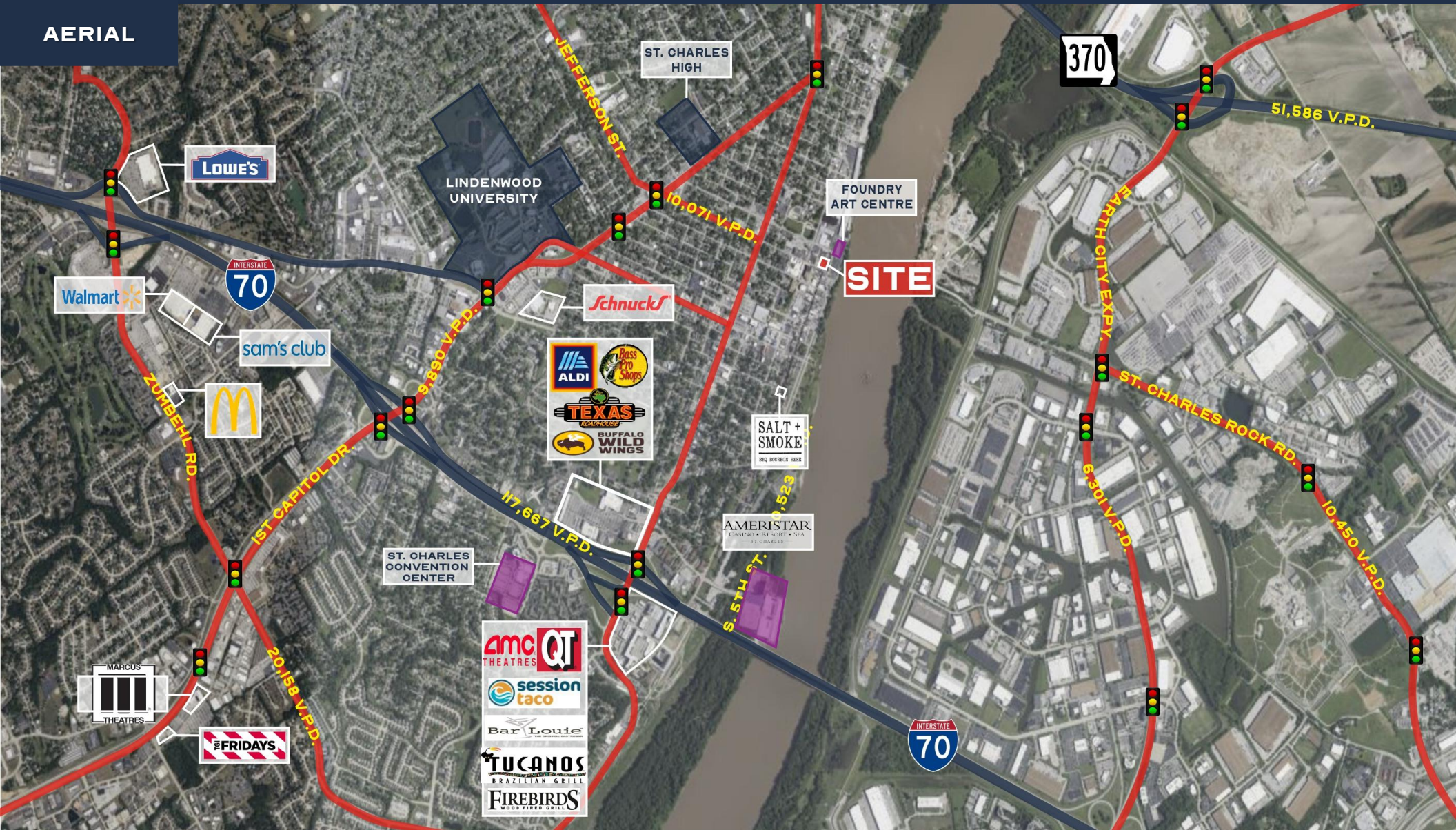
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AERIAL



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