

# SOULARD PROPERTIES

INVESTMENT  
OPPORTUNITY

Leased Building, Large Parking Lots with  
Redevelopment Potential

PURCHASE PRICE  
\$895,000



1721, 1713 and 1717 South 7th, St. Louis, MO 63104

# Property Highlights:

- Sale Includes leased warehouse and large parking lots ready for development!
- 1713 and 1717 Souldard Street (Parking)
- 1721 South 7th Warehouse
- 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.



## **Warehouse Lease**

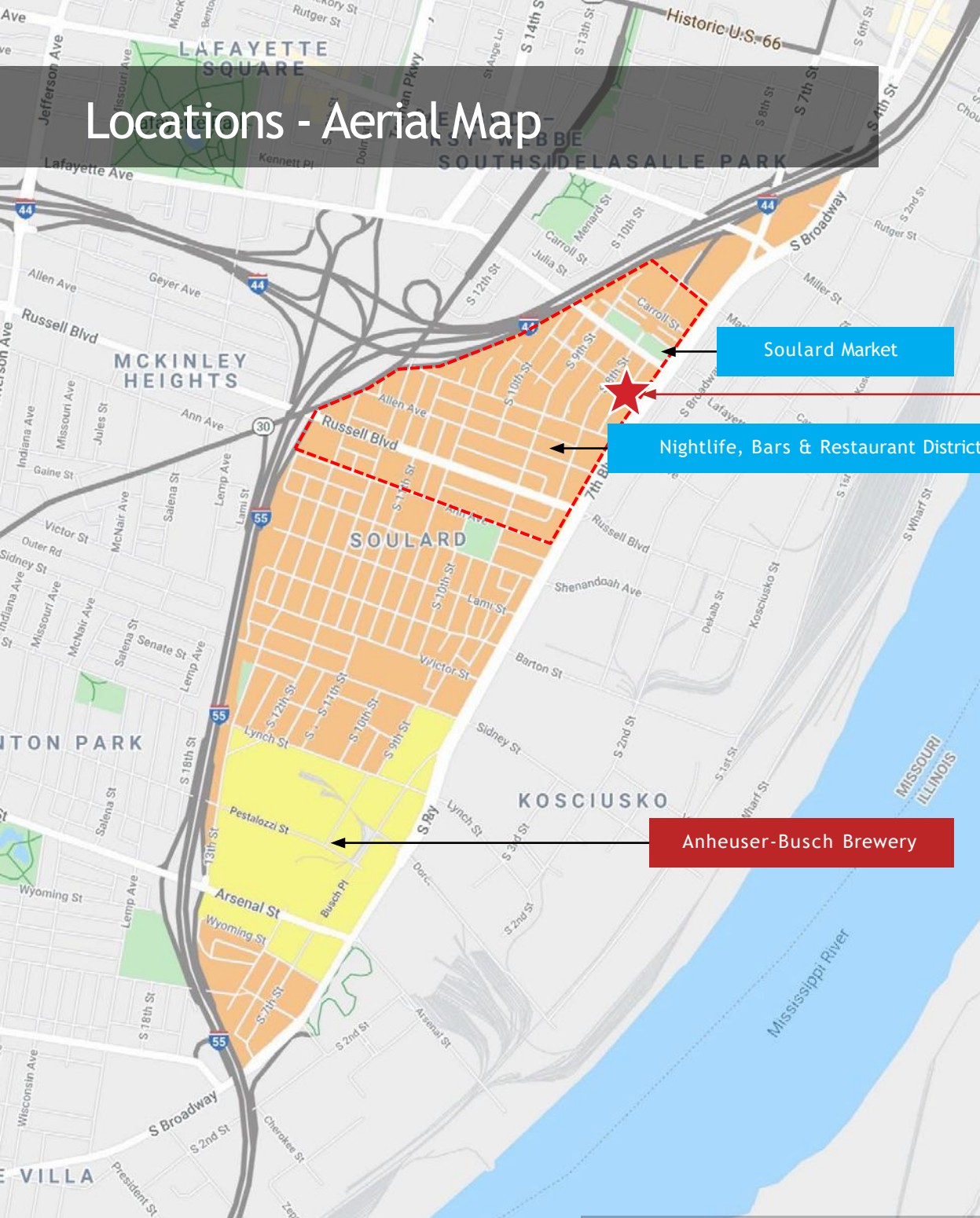
**Tenant:** Go Puff **Premise:** 8,373 SF **Premises:** Warehouse

**Lease Term:** New 5-Year Option - Just Signed Till 2030

**Year Expires:** 2030 (August)

**Rent:** \$6,086.00 Month

# Locations - Aerial Map



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



Soulard Market

Nightlife, Bars & Restaurant District

Anheuser-Busch Brewery

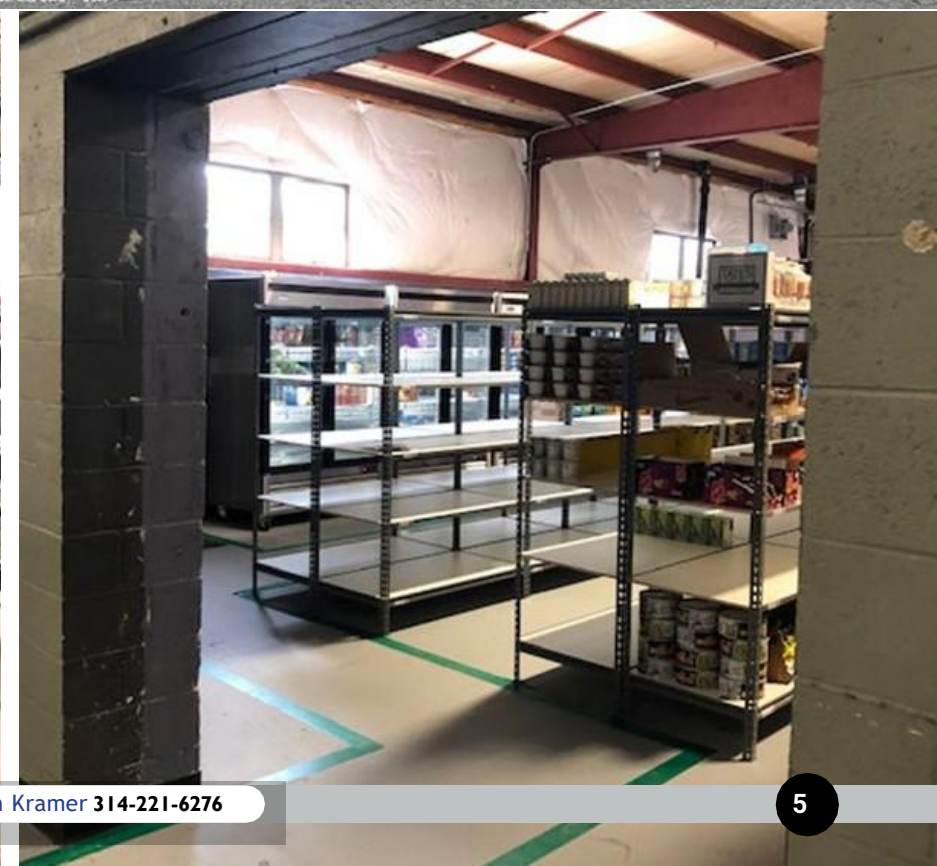
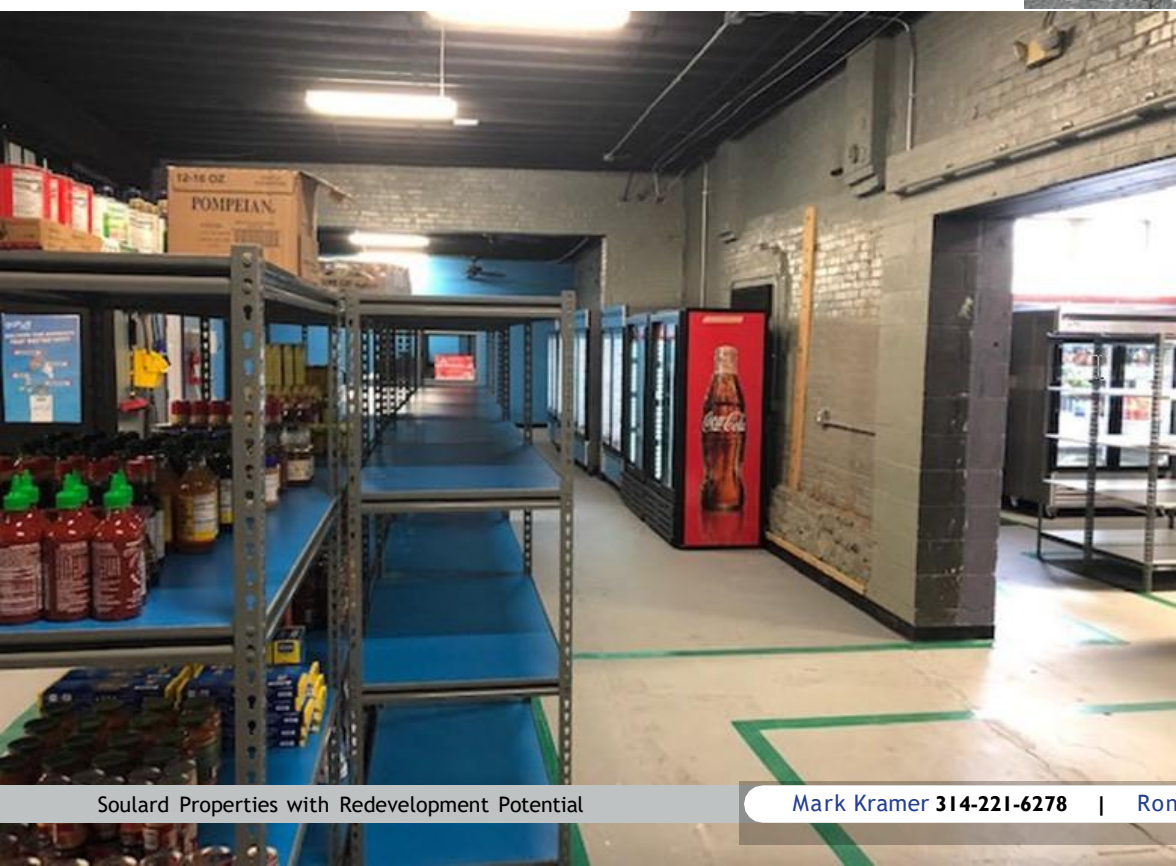
 ..... **3 Minutes**

 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.

**KRAMER COMMERCIAL REALTY, LLC**

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