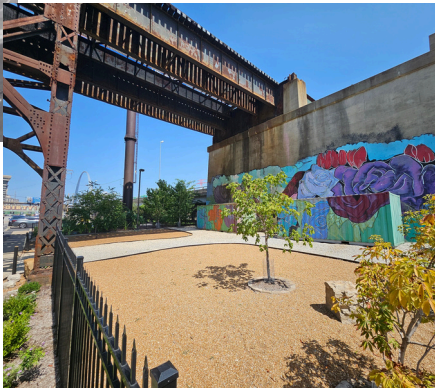


Price Reduced
Premium
Opportunity



900-908 S. 4th Street | St. Louis City, Missouri | 63102

1 Acre | 28,310 SF GLA | Opportunity Zone | Entertainment District

<https://buildout.com/website/900Block>

For Sale

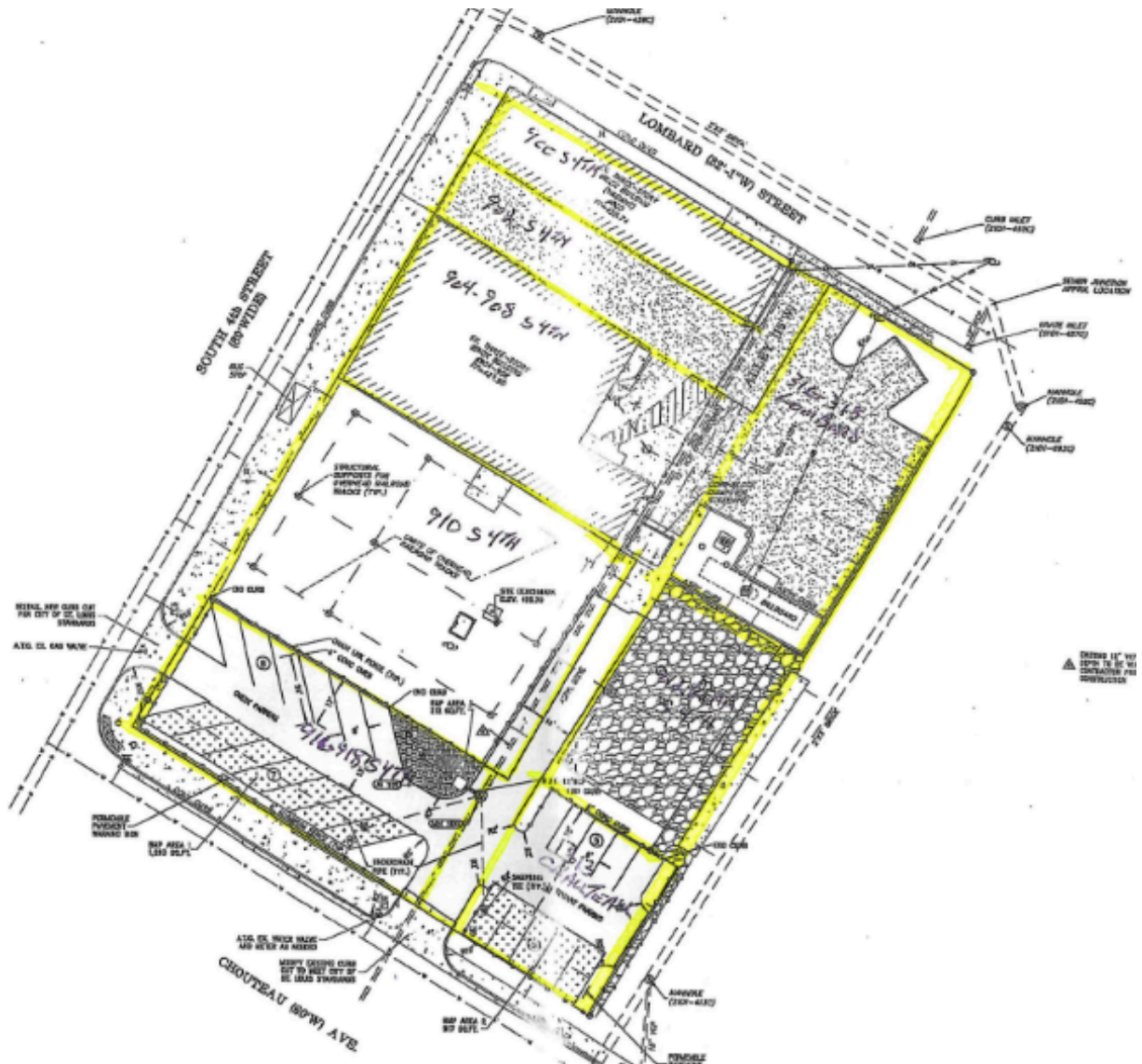
~~\$4.5M~~
\$3,950,000

Diverse Tenant Mix with Stable Income and Future Growth Potential
Located in Opportunity Zone and Entertainment Zone
Ample Parking with 50+ Spaces, Including Dedicated EV Charging
Premium Apartment Finishes with On-Site Dog Park and Community Garden
Anchored by Established Tenants with Stable Lease History

Mark Zvibleman | Alex Zvibleman | Luke Fiala
mark.zvibleman@svn.com | alex.zvibleman@svn.com | luke.fiala@svn.com
(314)503-3344 | (314)482-4111 | (314)378-8820

SVN | Infinity
8 The Pines Ct, Unit D
St. Louis, MO
(314)878-0303
www.SVNInfinity.com

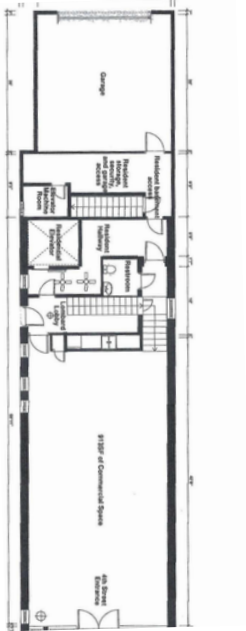
Address	Acreage	Land Sq Ft	Building Sq Ft	Year Built
313 CHOUTEAU AVE	0.05	2222		
316-318 LOMBARD ST	0.17	7405		
900 S 4TH ST	0.07	3034	6310	1895
902 S 4TH ST	0.07	2990		
904-908 S 4TH ST	0.16	7000	22000	1899
910-914 S 4TH ST	0.22	9540		
912R S 4TH ST	0.12	5227		
916-918 S 4TH ST	0.14	6011		
	1.000	43429	28310	



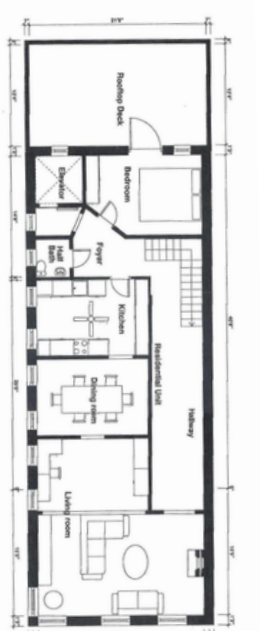
FLOOR PLAN

900 S 4TH ST | +/- 6,310 RSF

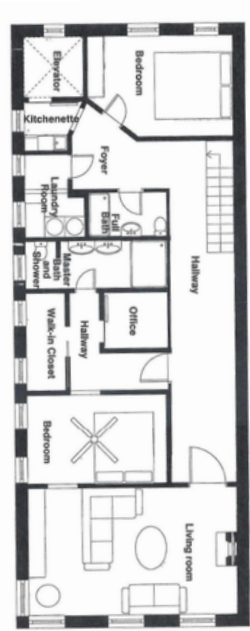
FIRST FLOOR



SECOND FLOOR

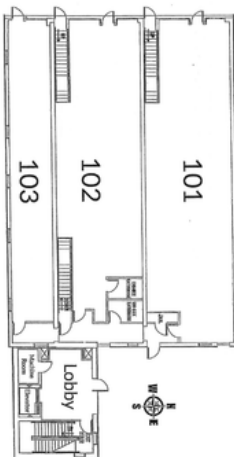


THIRD FLOOR



904 - 908 S 4TH ST | +/- 22,000 RSF

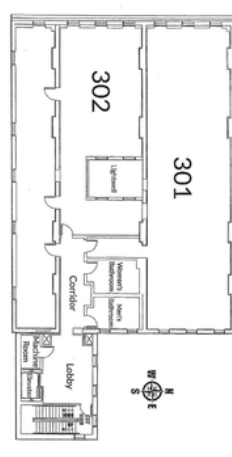
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

Land Development Opportunity



+/- 0.20 acres

