

**CARDINAL
REALTY GROUP**

314-353-7300

For

Sale

**2307 N. 11th Street
St. Louis, MO 63106**



**Property Type:
Warehouse Industrial**

**Sale Price: \$195,000
\$7.21 PSF**

Building SF 27,030

Lot SF: 16,033

Year Built: 1897

Loading Dock: Yes

Rear Fenced Yard

**Parcel Numbers:
0361-00-0100
0361-00-0090-0
0361-00-0095-0**

**Zoning: F Neighborhood
Commercial District**

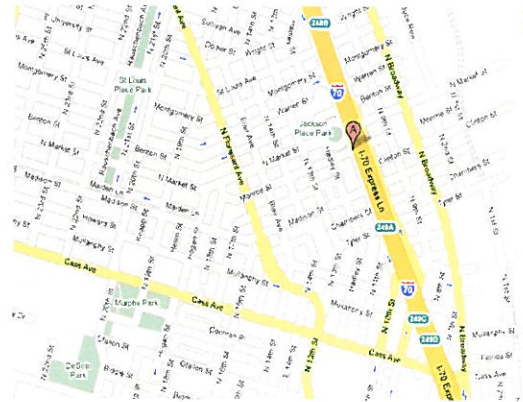
Traffic Counts:

**Location: North of Down-
town St. Louis on the
West Side of I-70**

**Contact: Mark Kramer
mark@cardinalrealtygroup.com**

**RE-DEVELOPMENT OPPORTUNITY
FOR SALE ONLY \$195,000 or \$7.21 PSF**

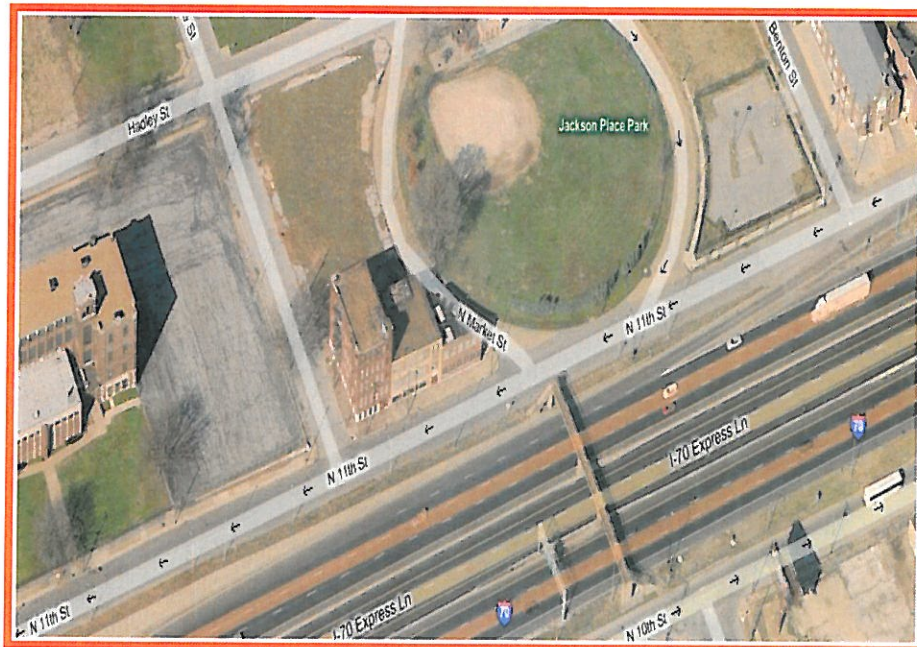
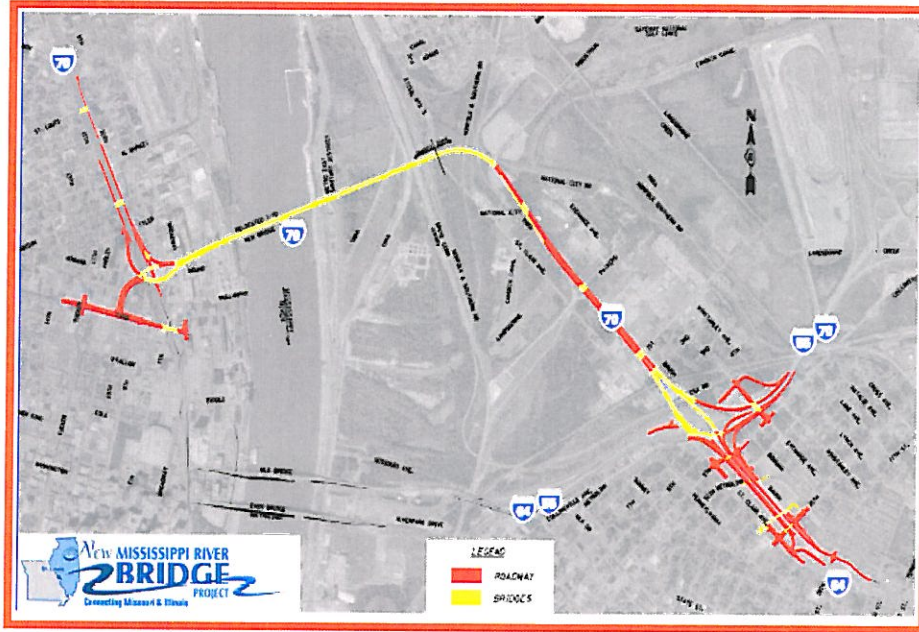
- **3 Buildings located on 3-parcels**
- **2-Story Building, 3-Story Building and a 5-Story Building**
- **Located in a Historic District**
- **Historic Tax Credits Available**
- **Excellent Visibility to I-70 with 82,000 Vehicles Per Day**
- **St. Louis LRA Currently Owns .47 Acres Behind Property**
- **Proposed Access on N.11th Street to NEW I-70 Mississippi River Bridge**



**Real Estate
& Acquisitions
without limitations**

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For Sale



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