

2237 Gravois Ave  
ST. LOUIS, MO 63104



Price: \$189,000

## DEMOGRAPHICS:

U.S. Census	1-Mile	3-Mile	5-Mile
Population	23,939	127,401	278,006
Households	12,106	62,140	135,274
Average HH Income	\$90,947	\$72,838	\$75,369
Number of Business	836	6,727	11,512
Number of Employees	11,025	127,401	278,006

## PROPERTY HIGHLIGHTS

- 2931 Square Foot Light Industrial/Warehouse/Auto Service Building
- 12-foot ceilings +-
- 3-Drive-in Doors
- Single and 3-phase electric

## LOCATION OVERVIEW

The building is approaching 100 years old, built in 1923, and has been many things over its life, including the Historic Velvet Freeze. Currently, the property is used for the fabrication of plastic products. The interior is subdivided into three sections, a front warehouse assembly area/warehouse, an office, and a rear warehouse with direct alley access. The front warehouse assembly area has two 10' X 10' overhead doors, and the rear warehouse area has a 12' X 10' overhead door. The floors are mostly bare concrete with some tile and fluorescent lighting throughout the property. There is both single and three-phase power servicing the building.

For more information, please contact:



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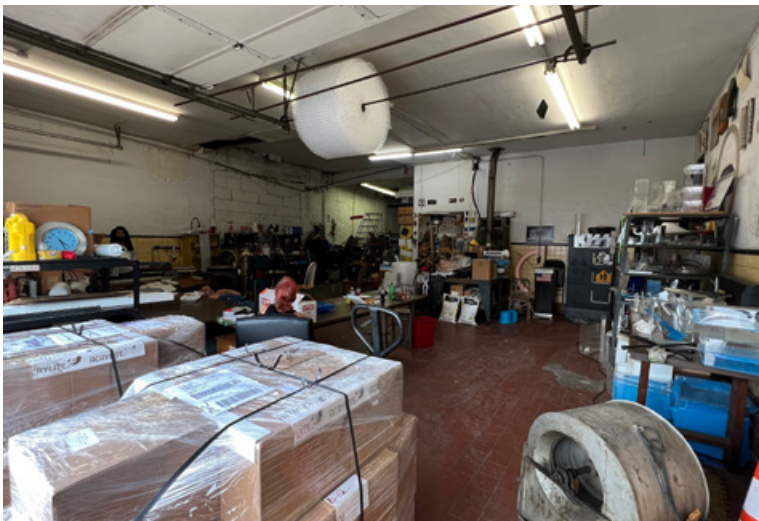
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