

For Sale or Lease

4,200± Sq. Ft. Office/Retail Building

4304 Manchester Ave.
St. Louis, MO 63110



Sale Price: \$695,000.00

Lease Rate: \$17.95/Sq. Ft. MG

- Potential Live/Work Opportunity in the Heart of The Grove
- 2,000 ± Sq. Ft. Apartment on Upper Level, Currently an Airbnb
- Mezzanine Level With Additional Office Space
- Private Parking in Rear With Ample Public Parking
- 1st Floor Retail Space With Office
- New Roof, Electric, Plumbing, and HVAC
- **More Photos on Back**



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Office Industrial Retail Institutional Investment Management



Commercial Real Estate
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Individual Membership in the Society of
Industrial and Office Realtors

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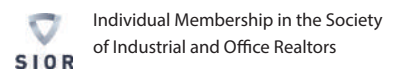


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