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| 3223-25 Morganford Rd, St Louis 63116 |
| MLS#: | 14006056 | Status: | Active | County: | St Louis City |
| Area: | South City | SubD: | Prairie Des Noyes |

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| L Price: | $375,000 |
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Agent: Angela Wadsworth [awadsworth@kellyhager.com] 314-614-5080 |
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| http://www.marismatrix.com/Matrix/Images/cammulti.gif | http://www.marismatrix.com/Matrix/Images/VEIcon.gif |  |  |  |  |

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| Map |
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| General Information |

 |
| C Type: | Commercial Land |
| Zoning: | residential/commercial | Sect/Twp/Rng: |  | Dual Age: | Yes |
| Area: | 3 | Pr/SF: | $77.98 | Sqft: | 4,809 (County Records) |
| Taxes Pd: | $4,901 | Lse $/SF: |  | Lot Acres: | .170 | Lot Dim: | irr |
| Tax Yr: | 2012 | Tax Exmt: |  | Lot SF: | 7,405 (County Records) |
| Type: | Commercial & Indr. | Cross St: |  |
| Lic Sell: |

|  |
| --- |
| Designated Agent |

 |
| Poss: |

|  |
| --- |
| At Closing |

 |
| Offering: |

|  |
| --- |
| Sale |

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|  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|

|  |
| --- |
| Details |

 |
| # Bldgs: | 1 | # Stories: | 2 | # Docs: |  | 1st Fl SqFt: | 2877 |
| Sqft Bldg: |  | Sqft Off: |  | Sqft Rtl: |  | 2nd Fl SqFt: | 1932 |
| PLDA Prk: |  | PLDR L Dk: |  | PLDR # Drs: |  | PLDR Rail: |  |
| Clng Hght: |  | Prk Spc: | 20 | Apx Rd Fr: | 16 |  |  |
| # Drive Dr: |  | Bldg #/L: |  | Unit #/L: |  |  |  |
| Int Walls: | Drywall, Plaster | Utilities: | Cable, Electric, Gas, Water, Sewer |
| Paved Dm: |  | Electric: | 220 V |
| Conditions: | Unknown | Bldg Fuel: |  |
| Roof: |  | Land Info: | Included |
| Water: | Public | Water Mn: |  |
| Sewer: | Public | Sewer Mn: |  |
| Exterior: |

|  |
| --- |
| Brick, Combination |

 |
| Cooling: |

|  |
| --- |
| Central-Electric |

 |
| Bldg Heat: |

|  |
| --- |
| Hot Water/Steam |

 |
| Sale Inc: |

|  |
| --- |
| Building & Land, Some Equipment, Some Fixtures |

 |
| Bldg Type: |

|  |
| --- |
| 2 Stories, Apartment, Mixed Use, Restaurant |

 |
| Cur Use: |

|  |
| --- |
| Restaurant/bar, Residence |

 |
| Pot Use: |

|  |
| --- |
| Food/Bev/Restaurant, Residence |

 |
| Construct: |

|  |
| --- |
| Conventional |

 |
| Location: |

|  |
| --- |
| City, Corner Location, Other |

 |
| Rd Access: |

|  |
| --- |
| City Street |

 |
| Prk Desc: |

|  |
| --- |
| Parking Lot |

 |
| Op Exp: |

|  |
| --- |
| Electricity, Heat/Cooling, Water & Sewer |

 |
| Misc: |

|  |
| --- |
| 2+ Lavatories, Kitchen Facilities |

 |
| Disclosure: |

|  |
| --- |
| City, Code Compliance Reqd, Occupancy Perm Req |

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|  |
| --- |
| Building and Office  |

 |
| Type | Dimensions | Level | Length/Width |  |  |  |  |
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|  |  |  |  |  |  |  |  |
|

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| --- |
| Remarks |

 |
| Mrk Rmks: |

|  |
| --- |
| Restaurant/bar with apartments above for sale! Just a few blocks from Tower Grove Park. Large, unique building with tons of opportunity. Upstairs you will find two apartments that could also be used as one large apartment. Total of four bedrooms, 2 full bathrooms, two large family rooms, a kitchenette, and soaring ceilings. Many updates have been done in the past 10 years. Newer plumbing, A/C units, duct work, restrooms, tile flooring, new walls and floorplan layout. The main restaurant/bar level with occupancy for 120 people, up to 300 with fire exit door. Full kitchen to make the food you have always dreamed of serving. Private parking lot in the back that can accommodate up to 20 cars. Plenty of storage space in the full basement. The possibilities are endless! Don’t wait long, make your dream a reality, today! |

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| Directions: |

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| --- |
| Highway 40/64 to south on Kingshighway, turn left onto Arsenal St., turn right onto Morganford Rd. |

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