

FOR SALE

LOFT BUILDING

1401 WASHINGTON AVENUE, SAINT LOUIS, MO 63103



Property Highlights:

- ±12,326 SF 3-story Loft building on .0848 acre
- Great location at the northwest corner of Washington Avenue and N. 14th Street
- Flexible use including retail, restaurant, office or residential loft conversion
- 3,500 SF First Floor plus 1,200 SF Mezzanine
- Wet sprinklered system
- Newer electrical panel service
- Freight elevator services all levels
- Zoned "I" Business
- 2024 Real Estate Taxes: \$11,300
- Monthly car parking available in lots in front and rear of property

FOR SALE:
\$792,000.00

For more information, call
(314) 862-3000

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Johnson Group

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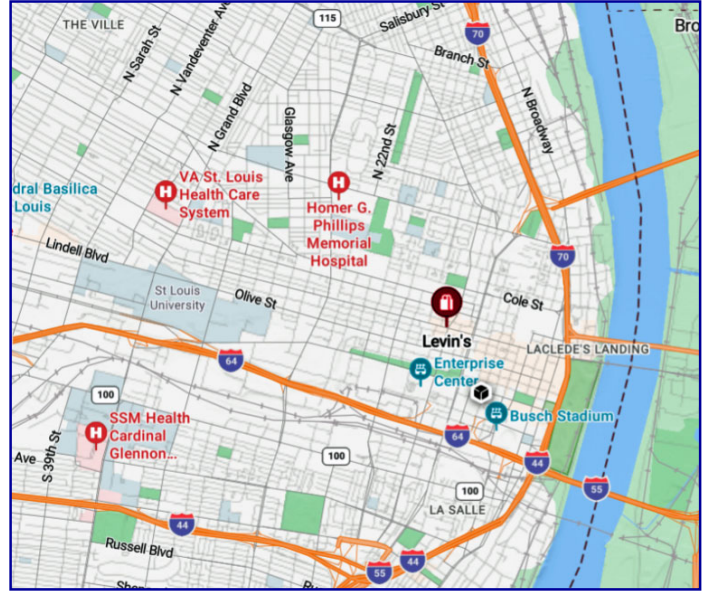


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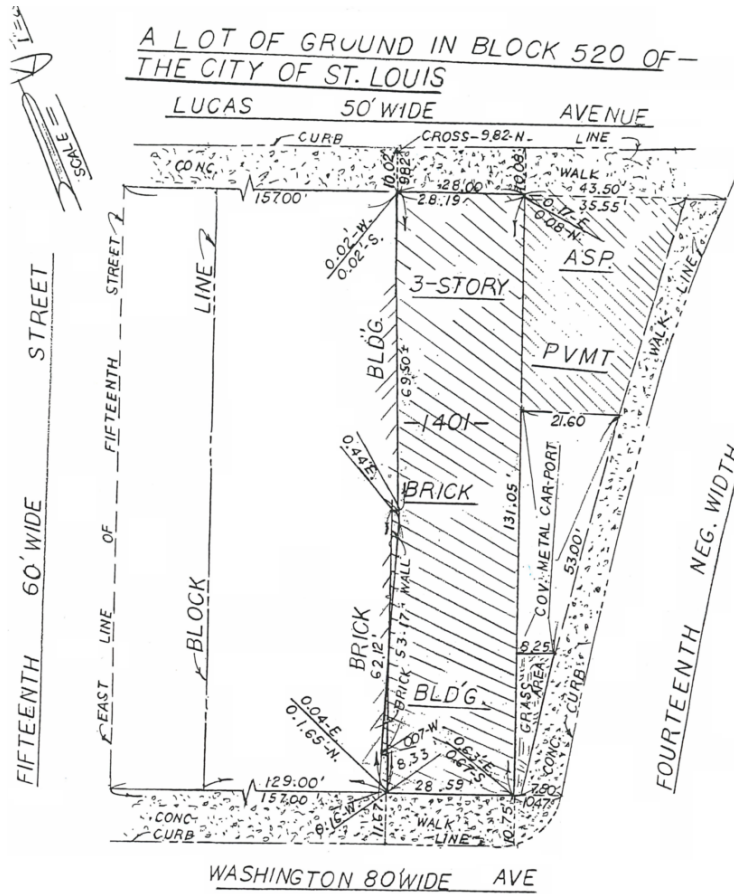
**1401 Washington Avenue
12,326 RSF**



Front View



Downtown Saint Louis Location



Survey

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