

# 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:**  
~~\$645,000.00~~  
**\$549,000.00**

For more information, call  
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Sheldon Johnson, SIOR, ext. 6  
mobile (314) 503-3880  
shell@j-group.com

# Johnson Group

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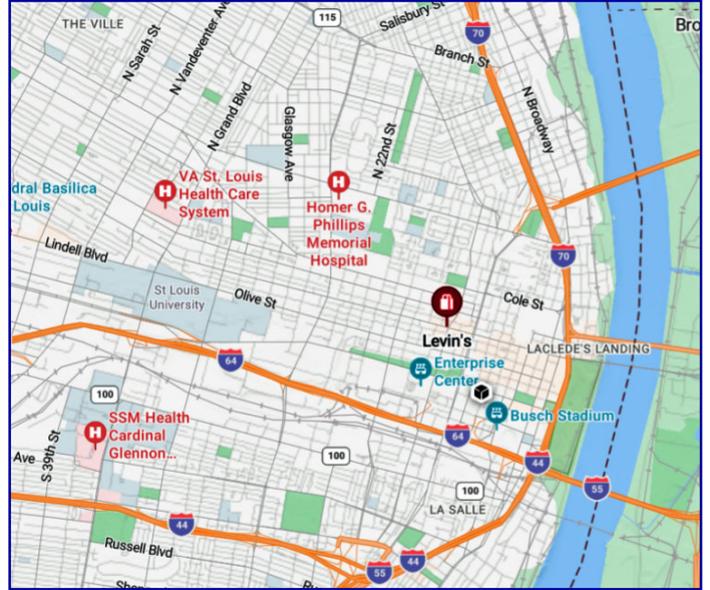


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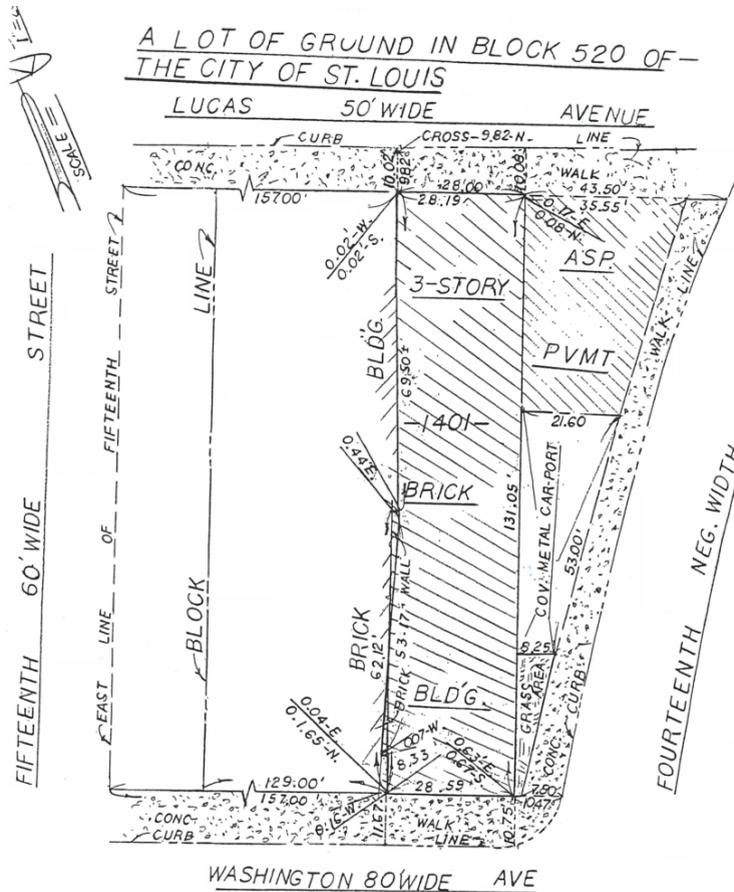
**1401 Washington Avenue  
12,326 RSF**



**Front View**



**Downtown Saint Louis Location**



**Survey**