

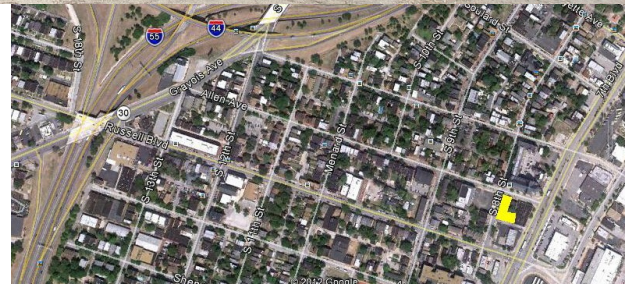
# FOR SALE

Office / Mixed-Use.  
Historic Soulard.

2000 - 2010 S. 8th St.,  
Saint Louis, MO 63104



- Five unit building. Four offices / One apartment.
- Built in 2005.
- 11,868 Sq. Ft.
- Modern contemporary design and finishes. High-end build.
- Townhouse style, two level units with polished concrete floors on the main level.
- 7 gated parking spaces in rear.
- All electric, central HVAC, brick exterior, attention to detail.
- Wired with Cat-5.



List Price \$1,275,000.00

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**Union Realty**





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### Building Breakdown:

- Unit 2000 is a 4,326sf office, double unit. Has rooftop deck, kitchenette, and multi-zone HVAC.
- Unit 2004 is a 1,904sf, 2 bedroom / 2 & 1/2 bathroom luxury apartment with private rooftop deck, full kitchen, in unit laundry, and multi-zone HVAC.
- Unit 2006 is a 1,800sf office with a kitchenette, and private rear patio.
- Unit 2008 is a 1,820sf office with a kitchenette, private rooftop deck, private rear patio, and bathroom w/ shower.
- Unit 2010 is a 1,904sf office with a kitchenette, and private rear patio.

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