

# FOR SALE

## Restaurant / Mixed-Use Commercial Property

2301 Cherokee St.  
Saint Louis, MO 63118

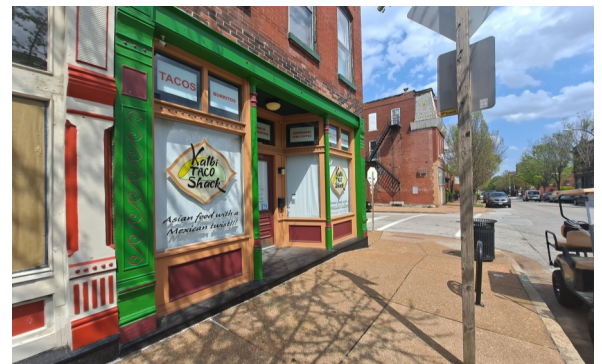


Turn-key Restaurant.

Located in Benton Park in the Cherokee Historic Business District, at the corner of Cherokee & Indiana.

- 3-story brick building with full-basement.
- 4,536 Sf. Building.
- Newer roof (TPO).
- Main level is built-out as restaurant, completed in 2016.
- 2nd & 3rd levels are used for storage.
- The restaurant is ready to go and comes with almost everything you need.
- The kitchen is equipped with 12 Ft hood, 6 burner professional range/oven, large gas griddle, 3-bay sink, refrigerated prep table, some refrigeration.
- Patio/seating area in backyard.
- Some tables and chairs included.
- ADA bathroom on main level.

List Price \$299,000.00



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