

## +/- 64,783 SF Commercial Space on Washington Ave St. Louis

1601 Washington Ave, St. Louis, Missouri 63103  
St. Louis City County

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### Basic Details

Listing No:	2957
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Office - General Office, Retail, Retail - Freestanding, Retail - Store Front Retail, Special Purpose, Special Purpose - Hospitality, Special Purpose - Sports/Entertainment
Building Size (Sqft):	64,783 Sqft.
Lot Size (Acres):	1.25 Acre(s)
Total Sqft Available:	64,783 Sqft.
Min Acres Available:	1.25 Acre(s)
Max Acres Available:	1.25 Acre(s)
Sale Price:	\$3,950,000

### Address

Country:	US
State:	MO
County:	St. Louis City
City:	St. Louis
Zipcode:	63103
Street Number:	1601
Street:	Washington
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	64,783 Sqft.
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### Facility Information

Heating:	Yes
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Total Sqft Available:	64,783 Sqft.
Office:	64,783 Sqft.
Retail:	64,783 Sqft.
Min Divisible Sqft:	64,783 Sqft.
Max Contiguous Sqft:	64,783 Sqft.

Cooling:	Yes
Skylights:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	0524-9-100.000 0522-9-010.001 0522-9-010.002 0522-9-010.037 0522-9-010.038 0522-9-010.039
Zoning:	"I" Central Business District
Zoning By:	St Louis City
Enterprise Zone:	Yes
Parking:	Street (adjacent parking lot 185 spaces)
Parking Surface Type:	Asphalt
Property Tax:	\$102,053.14
Tax Year:	2023
Traffic Count:	10,000
Topography:	Flat

## Structural Data

Year Built:	1909
Rehab Year:	2005
Class:	B
Clearance Min:	11 ft
Clearance Max:	15 ft
Roof:	Rubber
Exterior:	Brick/Masonry
Floors:	5

## Land Measurements

Total Acres Available:	1.25 Acre(s)
Min Divisible Acres:	1.25 Acre(s)
Acres:	1.25 Acre(s)
Frontage:	123 ft
Depth:	142 ft

## Transportation

Interstate:	I-64 & I-44 .5 miles
Airport:	St. Louis