

OFFERING MEMORANDUM



First Street Ironworks on Laclede's Landing

720 North 1st Street
Saint Louis MO 63102

Patrick Kavanagh

(314) 884-8685
patrick@investinstlouis.com



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Complete 3D model with virtual walk-through
Drone footage and video walk-through
Full resolution uncropped photos with captions
Supplements (floorplan, etc.)
\$1.2B Chouteau's Landing project

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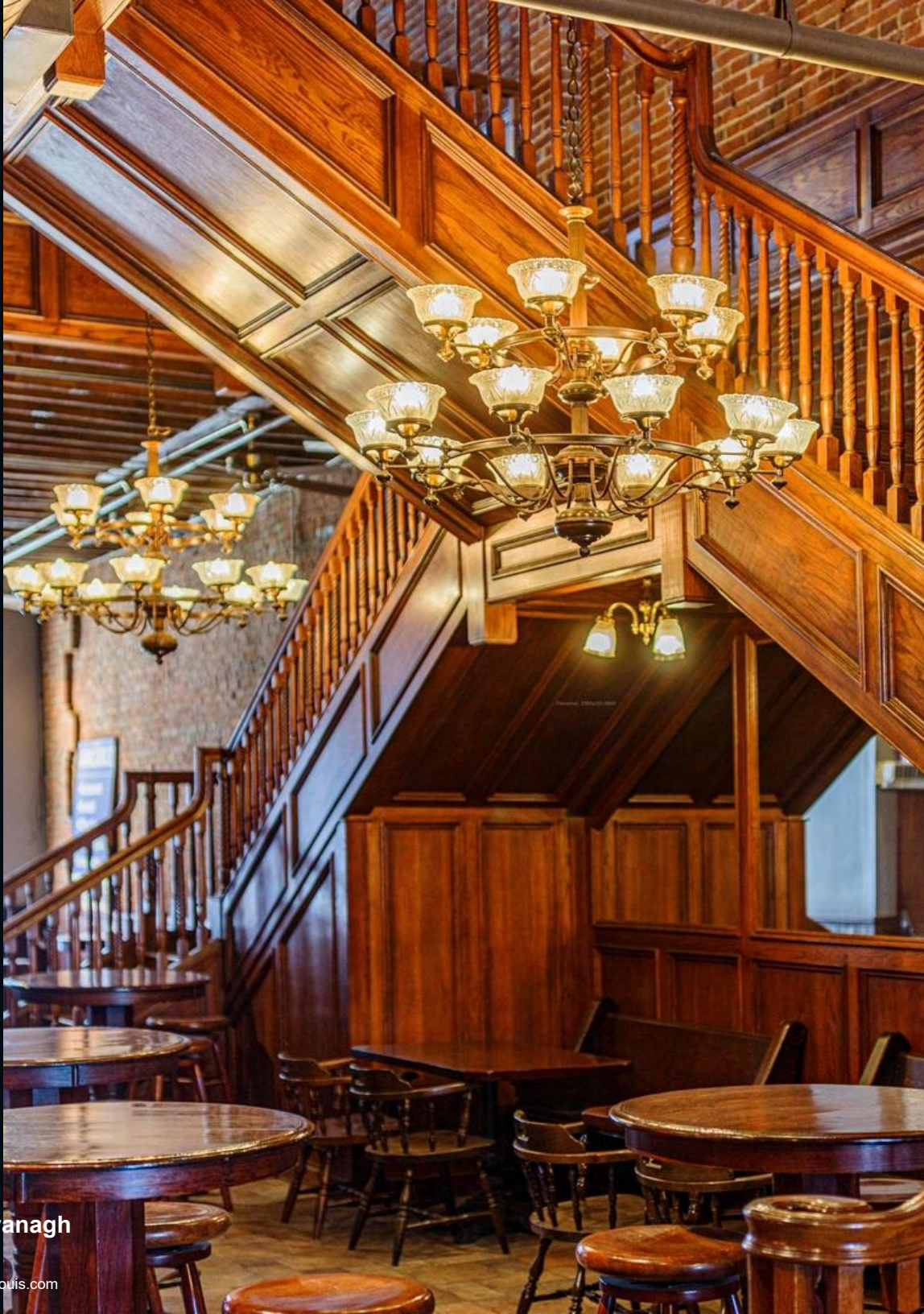
Patrick Kavanagh - Broker

(314) 884-8685 call/text/WhatsApp
patrick@investinstlouis.com
2309 Thurman Ave
Saint Louis, MO 63110



www.investinstlouis.com

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	720 North 1st Street Saint Louis MO 63102
BUILDING SF	17,078 SF
YEAR BUILT	1885
YEARS RENOVATED	1990's, 2018-2023

FINANCIAL SUMMARY

OFFERING PRICE	\$1,400,000
PRICE PSF	\$81.98
OCCUPANCY	0 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	9,242	60,867	189,209
2022 Median HH Income	\$62,282	\$43,254	\$43,014
2022 Average HH Income	\$88,816	\$68,339	\$69,193

3rd Floor Tenant – 3,630 SF:

- Huge top floor, loft-style apartment overlooking the Arch Grounds, the Mississippi River, and the Eads Bridge.
- The space features two full bathrooms, an open-floor plan kitchen & common area and two huge bedrooms with seven beds.

Street Level Tenant: 1st & 2nd Floors – 7,260 SF:

- Turn-key, two-story restaurant ideal for BBQ, Brunch, Burger and Pizza concepts. Most recently utilized as an Axe Throwing Bar, the space can also be utilized as an event and/or creative space.
- 1st floor includes 400 sq ft. Separable Storefront with various potential uses: Coffee, Donuts, Cupcakes, Souvenirs; Ice-cream; Funnel Cakes, etc.



- 1st floor is fully furnished with 18 tables (72 seats), a bar (10 seats), a stage, a men's bathroom (1 toilet and 2 urinals) and a woman's bathroom (3 toilets).
- 1st floor has a front patio section that can accommodate an additional 48 seats.
- 2nd floor is fully furnished with 15 tables (60 seats), a bar (6 seats), 4 pool tables (usable as dining/brunch with tabletops: 24 seats), a men's bathroom (1 toilet) and a woman's bathroom (1 toilet).
- Total seating capacity is 220 and maximum capacity is 236.
- Turn-key kitchen with a \$30,000 hood.
- The 1s floor front patio/sidewalk is ideal for several large BBQ smokers.

Lower Level Tenant: 2 Lower Levels – 6,188 SF

- Beautiful stone-wall space featuring a mezzanine overlooking a lower level. Most recently used as a music/dance venue, the space is also ideal for bierhall, wine cellar, event space and performing arts concepts.

- The space has separate entrances from the front and back of the building.
- Mezzanine level is partial, overlooking the stage and the 1st level, with 10 booths (40 seats) a bar (10 seats) and 5 tables (20 seats).
- Lower level includes an elevated stage, a bar (12 seats) and an open floor usable for dancing or or tables (additional 40 seats), a men's bathroom (2 toilets and 2 urinals) and a woman's bathroom (4 toilets).
- Lower level also includes two 100 sq ft. walk-in coolers.
- Total seating capacity is 122 and maximum capacity is 136.



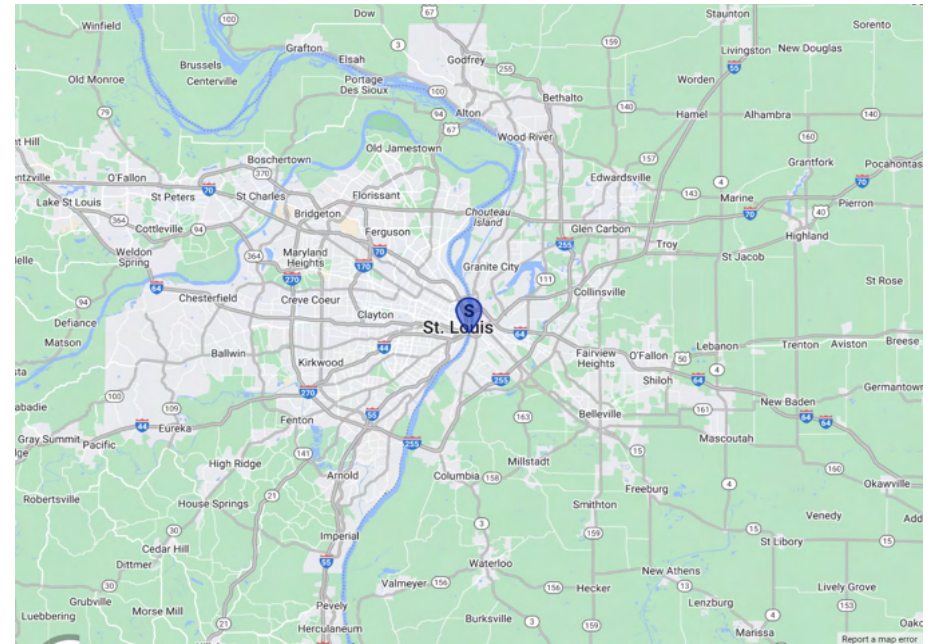
Building Location

- This historic brick building is located at Laclede's Landing in Saint Louis, MO.
- It is steps from the renovated arch grounds, Eads Bridge, Metrolink Station, Four Seasons Hotel, Lumiere Casino, the Mississippi river and the recently re-built Leander K. Sullivan Blvd with new bike lanes and pedestrian space.
- The location is a 5-min walk (1-min on Metrolink) to downtown's loft district and convention center and a 10-min walk (3-min on Metrolink) to Busch Stadium.

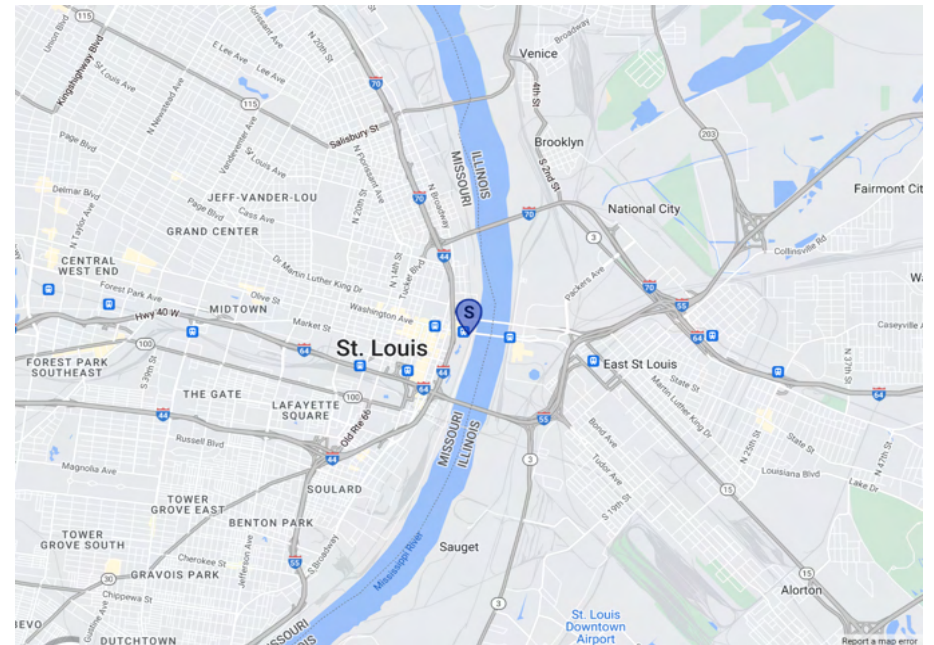
Building History

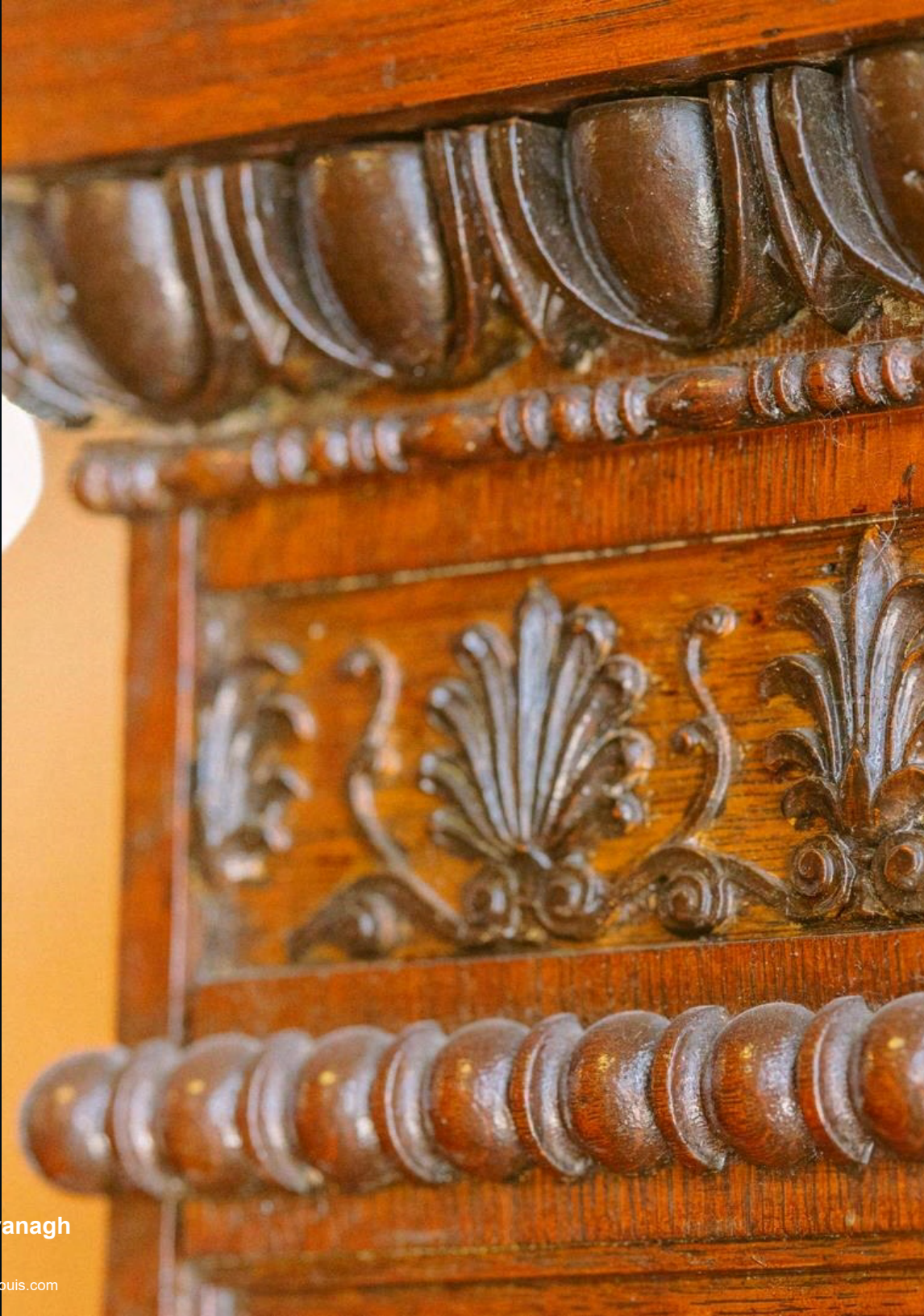
- In 1875, the Buck Stove & Range Co. began manufacturing at this site. In 1906, the metal polishers went on strike for a nine-hour workday.
- BS&R obtained an injunction, broke the boycott, and later filed a contempt claim with the United States Supreme Court. The case, *Gompers v. Buck Stove and Range Co.* (221 U.S. 418), was dismissed May 15, 1911.
- The First Street Ironworks Building was the location of the last Laclede's Landing machine shop and stands as one of the area's most historically accurate renovations.

Regional Map



Locator Map





02

Property Description

Property Features

Property Images

GLOBAL

NUMBER OF UNITS	3
BUILDING SF	17,078
# OF PARCELS	1
YEAR BUILT	1885
YEARS RENOVATED	1990's, 2018-2023
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	5

MULTI-FAMILY VITALS

APPLIANCES	Stainless Steel
WASHER/DRYER	In-Unit
NUMBER OF UNITS	1
HVAC	Forced Air
HIGH-END FINISHES	Fully Furnished
FLOOR	Hardwood/Brick

COMMERCIAL VITALS

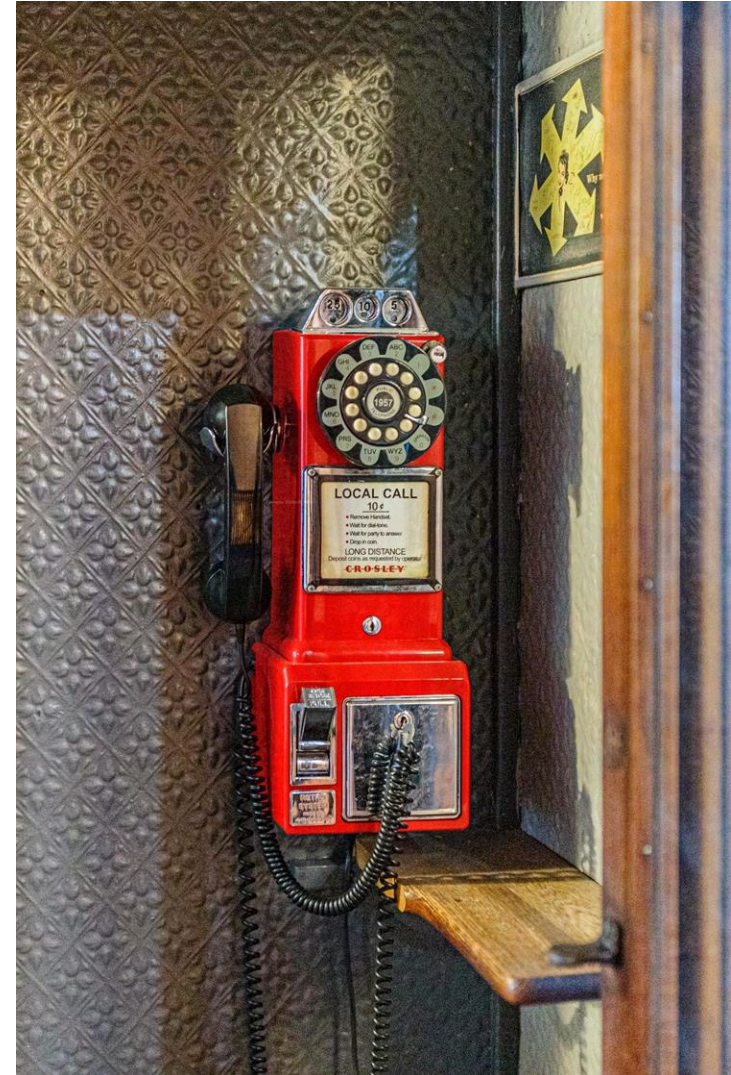
NUMBER OF UNITS	2
LIGHTING	LED

NEIGHBORING PROPERTIES

NORTH	Lumiere Casino
SOUTH	Newly Renovated Arch Grounds
EAST	Mississippi River
WEST	Downtown Loft District

CONSTRUCTION

FOUNDATION	Stone
FRAMING	Wood
EXTERIOR	Stone
ROOF	New TPO with 10 year warranty
LANDSCAPING	n/a





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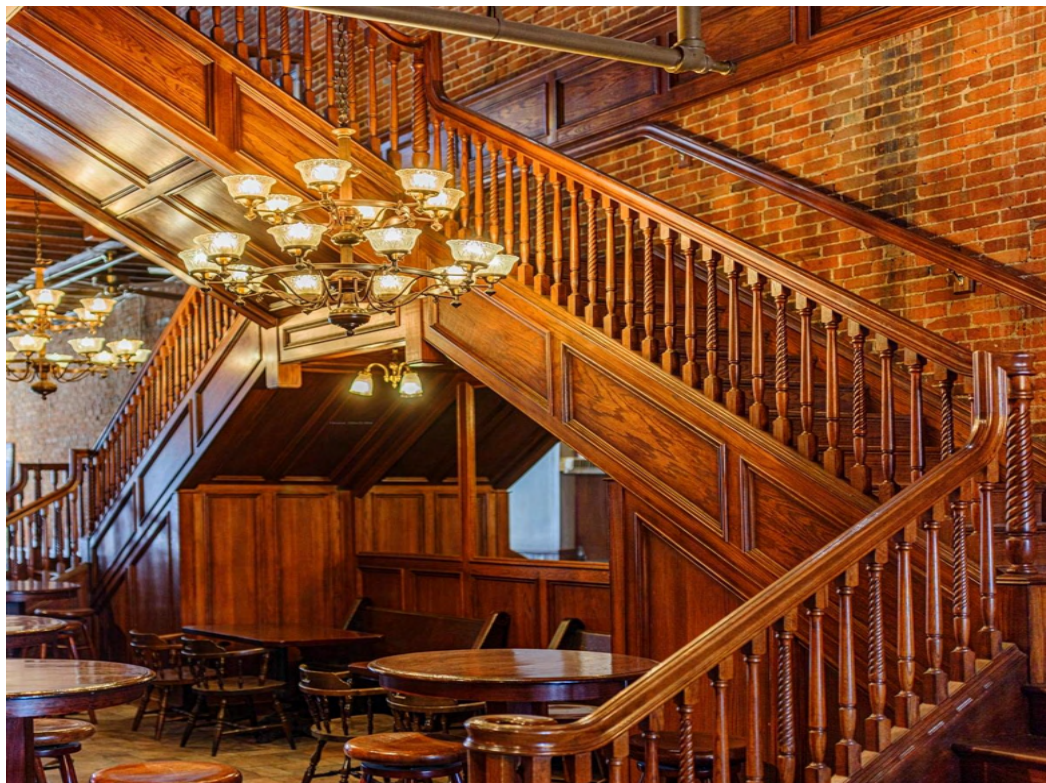
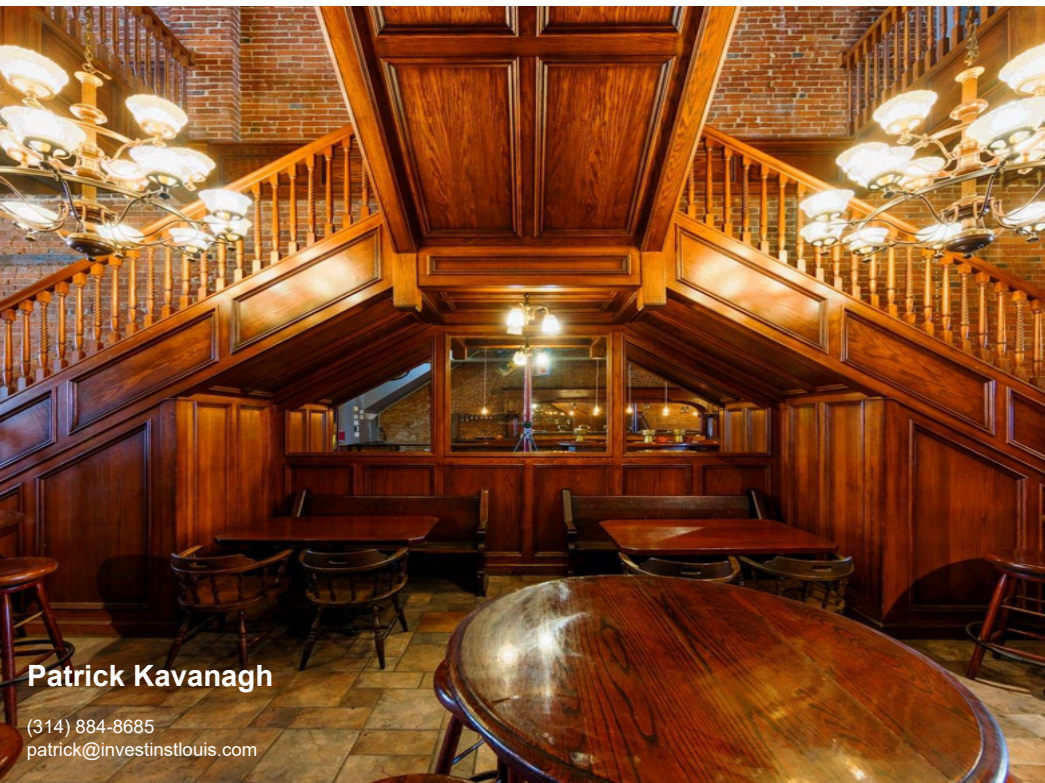


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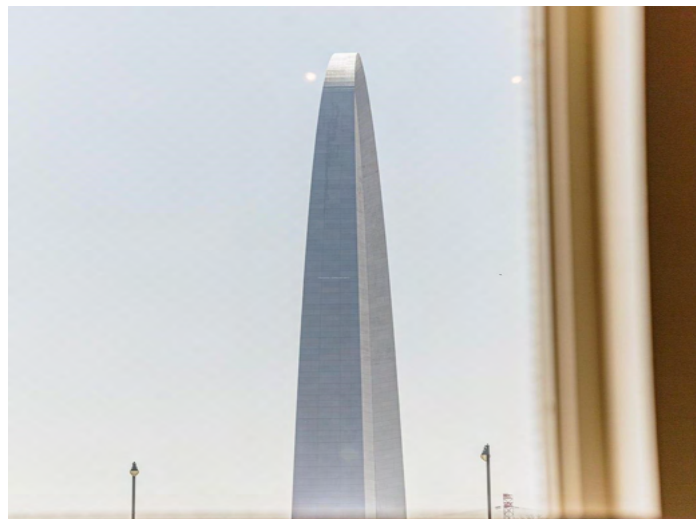
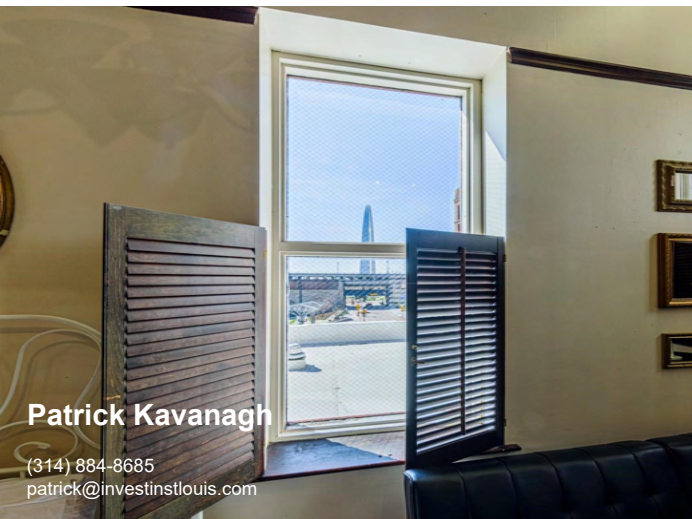
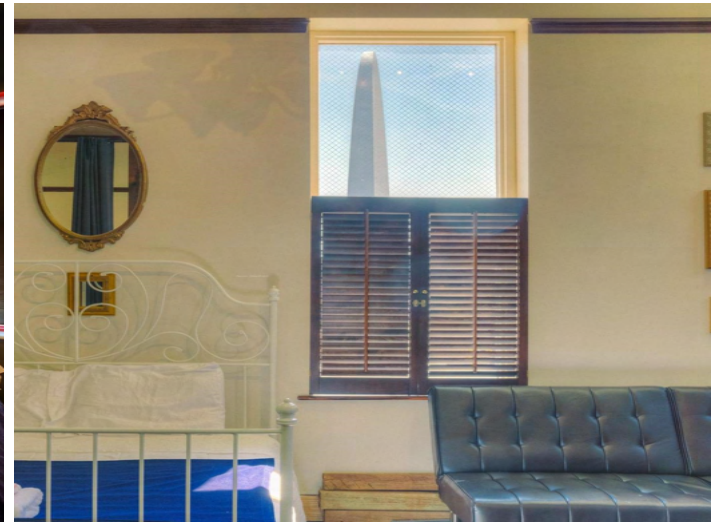
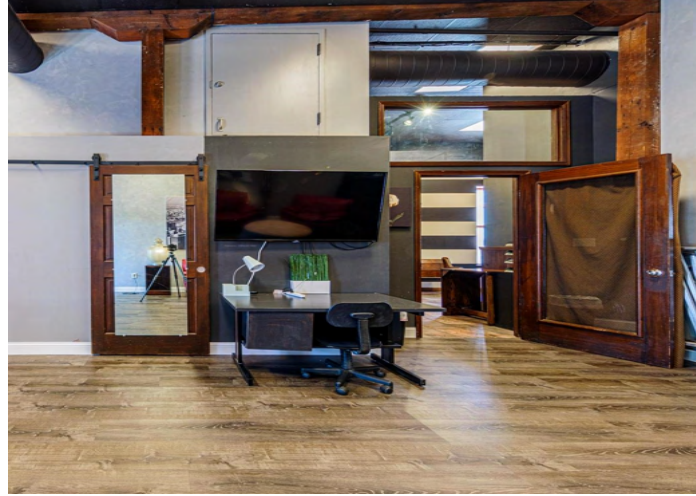
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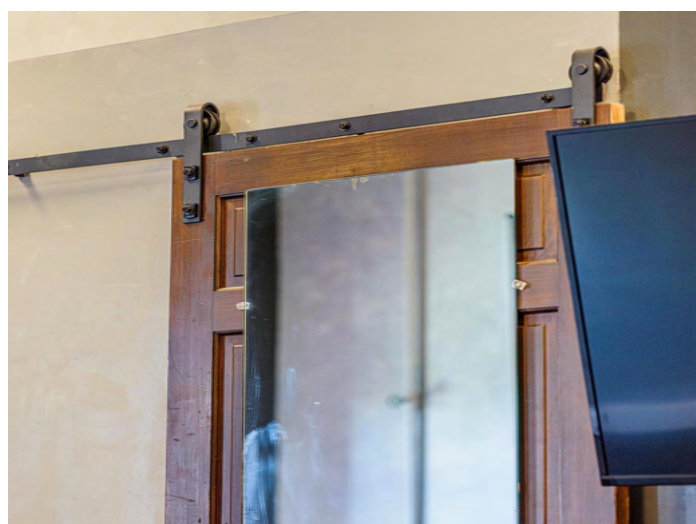
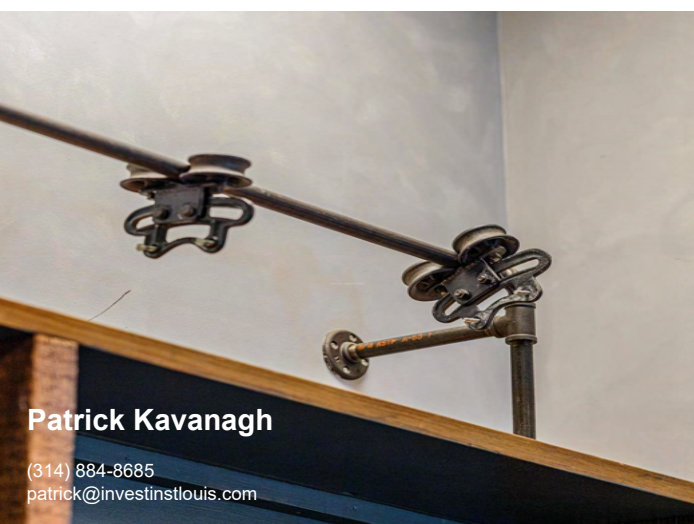
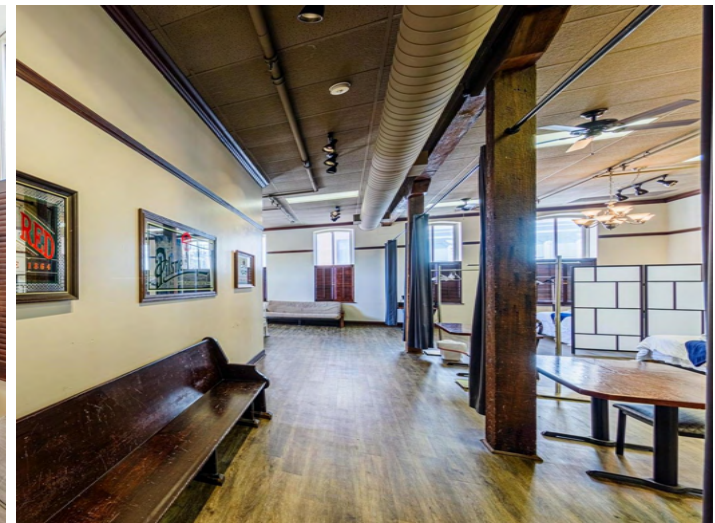
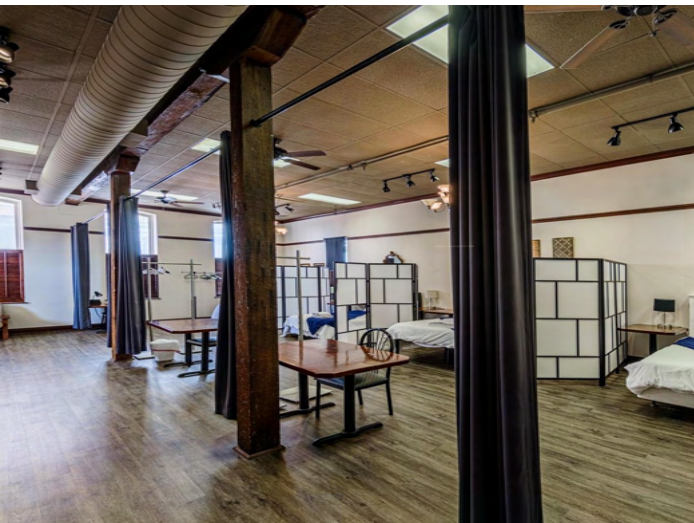
GROSS INTERNAL AREA
 1ST FLOOR : 3,179 sq. ft, 295 m², 2ND FLOOR : 2,167 sq. ft, 201 m²
 3RD FLOOR: 3,238 sq. ft, 301 m², 4TH FLOOR: 3,098 sq. ft, 288 m²
 5TH FLOOR: 3,233 sq. ft, 300 m²
TOTAL: 14,915 sq. ft 1,385 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



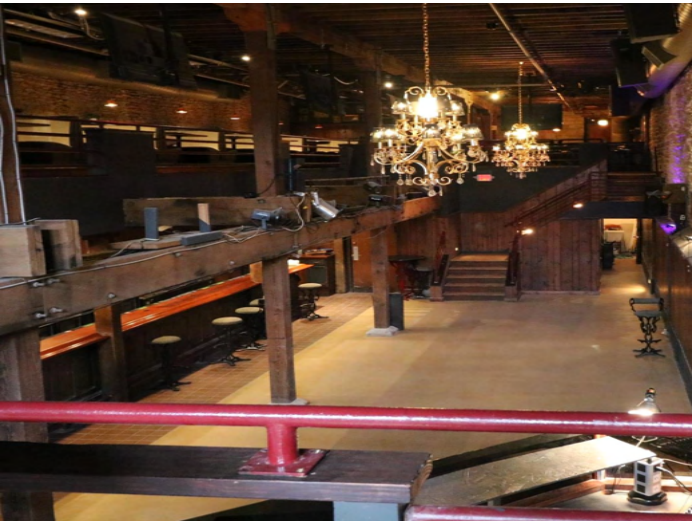
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