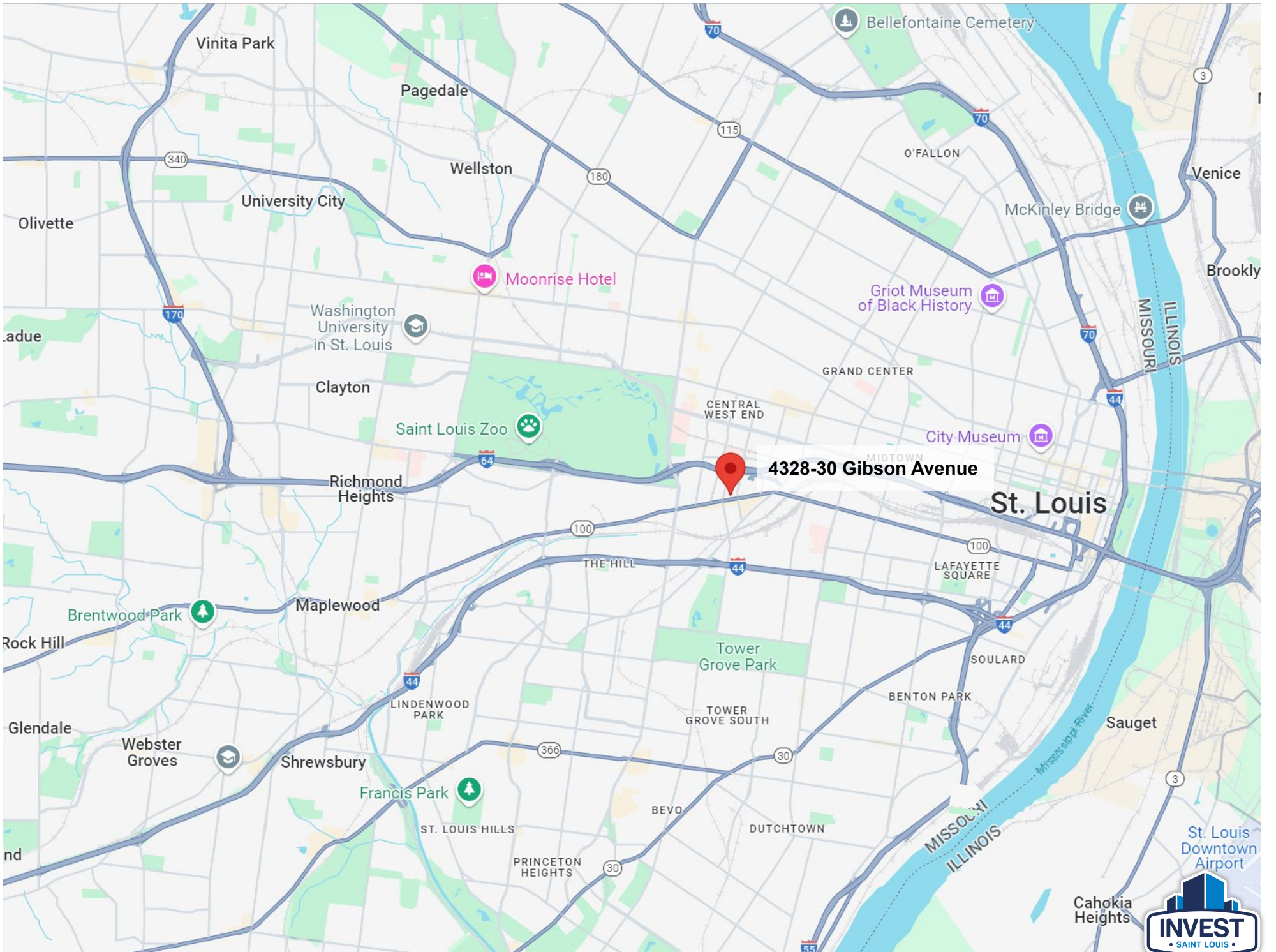




4328-30 Gibson Ave, St. Louis, MO 63110

Rare Development Opportunity in The Grove





4328-30 Gibson Avenue

St. Louis



Investment Overview:

Prime Opportunity: Two adjacent lots in The Grove present a rare chance to invest in a highly sought-after location, just one block from the vibrant shops and restaurants on Manchester Avenue.

Highly Desirable Location: These lots are ideally situated near key St. Louis landmarks such as Forest Park, Barnes-Jewish Hospital, the Washington University Medical Complex, and the Missouri Botanical Garden, offering unmatched convenience and appeal.

Ready for Development: Both lots are already divided, making them perfect for the construction of side-by-side townhomes, or have an oversized lot for a single family home.

Lot Dimensions: The lot at 4328 Gibson measures 19 feet wide by 126 feet deep, while 4330 Gibson measures 16 feet wide by 126 feet deep.

Incredible Market Potential: With nearby townhomes in the 63110 zip code recently selling for up to \$500,000, or \$271 per square foot, this is an outstanding development opportunity in a thriving neighborhood.







Invest St. Louis

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*Invest St. Louis is a licensed real estate
brokerage in the state of Missouri.*

Disclaimer:

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**4328-30 Gibson Avenue
St. Louis, MO 63110**

Priced at

\$119,000

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