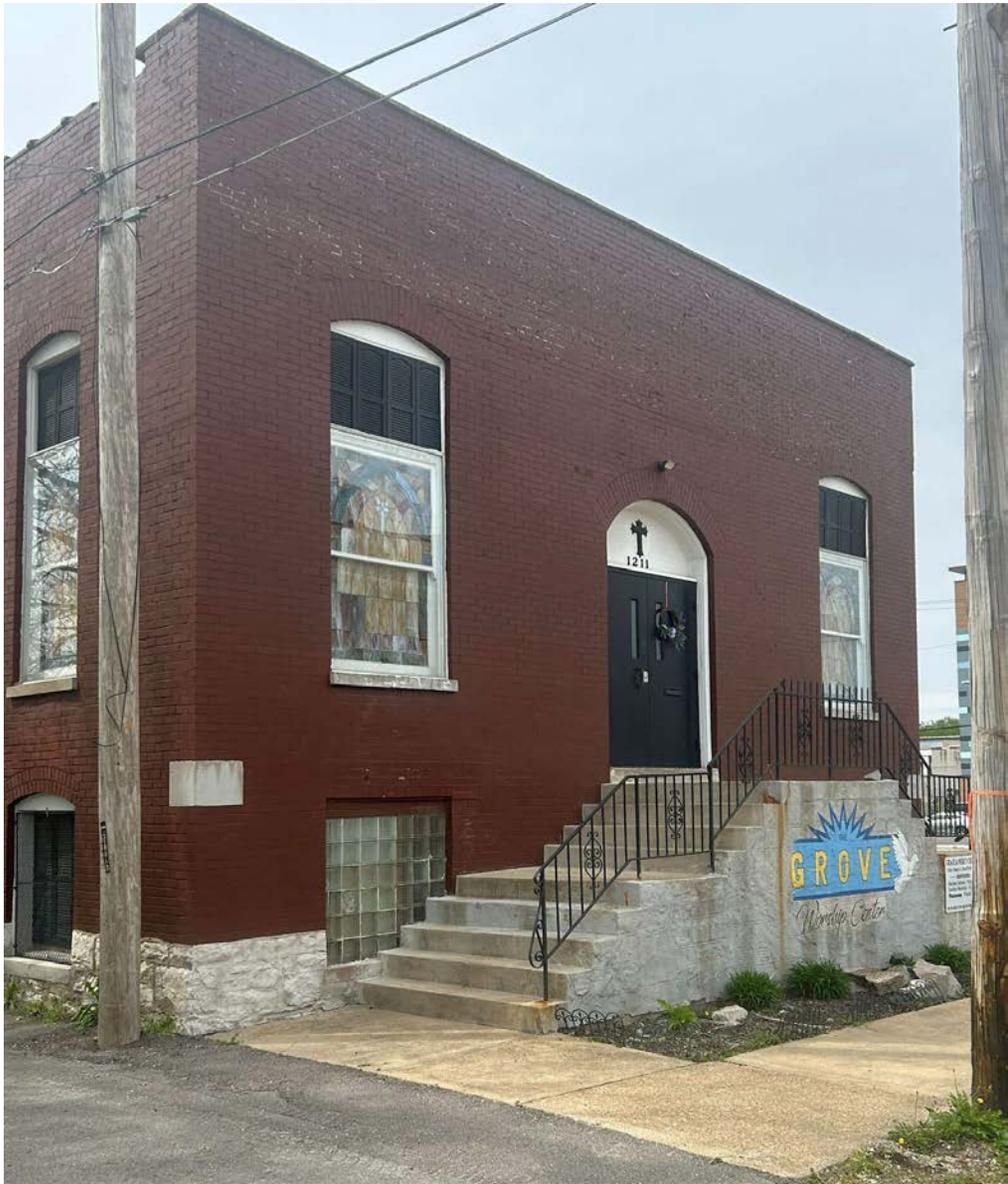
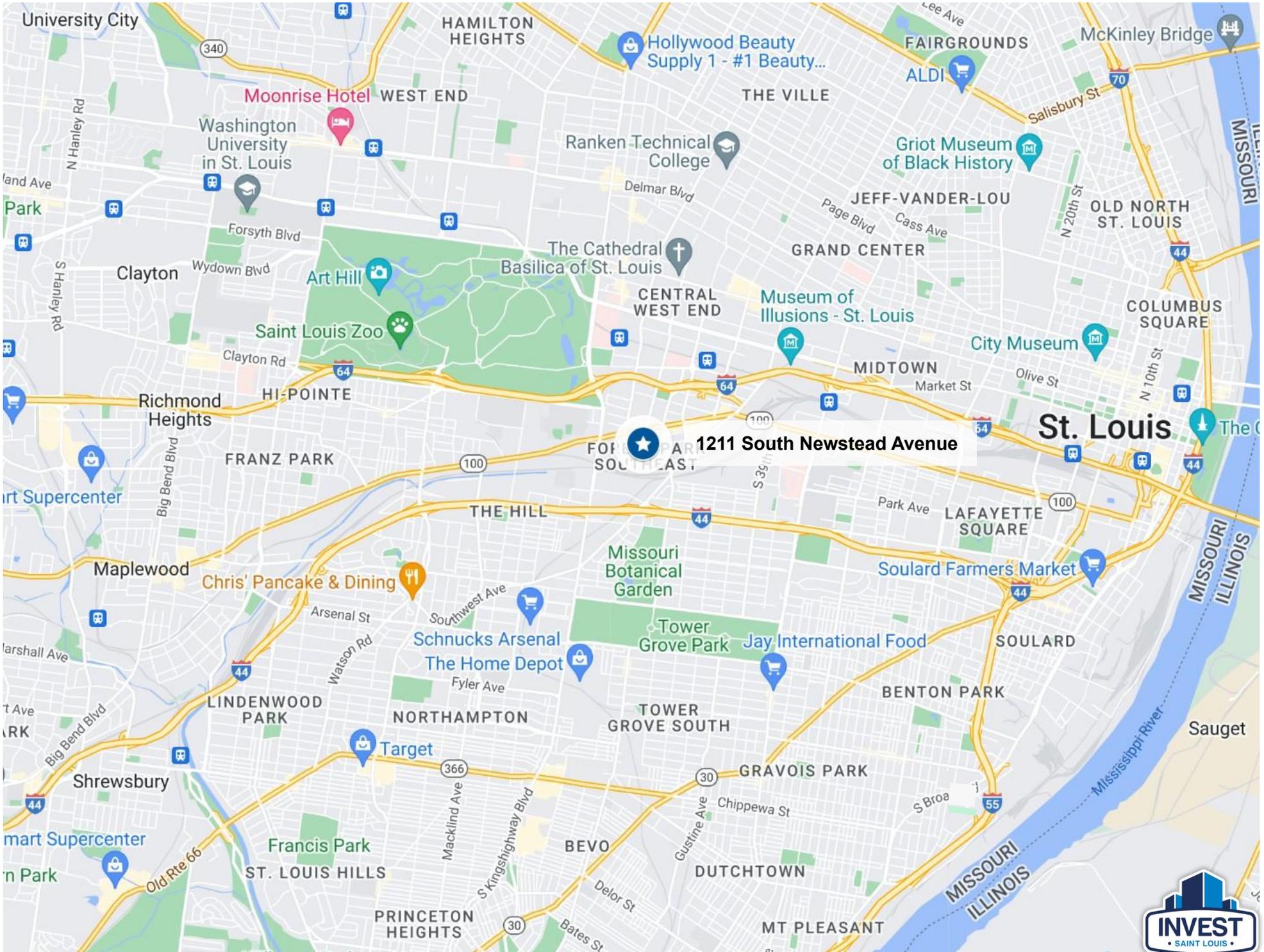




# 1211 Newstead Ave, St. Louis, MO 63110

Leased 6,000 Sq. Ft. Commercial Building in The Grove





**1211 South Newstead Avenue**



## Investment Highlights:

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### Property Highlights:

- **Leased Commercial Building:** 6,000 sq. ft. (3,000 sq. ft. main level + finished basement). Tenant can vacate upon purchase.
- **Versatile Space:** Ready for redevelopment into multi-family apartments, a restaurant, event venue, office spaces, or mixed-use configurations.
- **Adjacent 0.2-Acre Lot:** Flexible for parking, multi-family, or townhomes. Comparable lots in the neighborhood have sold for up to \$125,000.
- **Recent Renovations:** Renovated within the last five years, the building is in excellent condition and ready for immediate use.

### Prime Location:

Located in The Grove, one of St. Louis' most vibrant and growing neighborhoods, this property offers a rare opportunity to capitalize on the area's ongoing revitalization. Surrounded by popular bars, restaurants, nightlife, major hospitals, SLU, Forest Park, and with convenient highway access.

### Potential Uses:

Perfect for investors, developers, or owner-occupants seeking a strategic income-producing asset. Potential uses include offices, an event venue, a restaurant, conversion to multi family. Townhomes could be built on the vacant portion of the property or have off street parking.

**Virtual Tour of the Building:** <https://my.matterport.com/show/?m=D6HABGVFRCk&mls=1>



# Commercial Properties Sold Nearby:

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## Church Sold Nearby:

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Address	Building Size (Square Feet)	Lot Size (Acre)	Sale Price	Price Per Square Foot	Sale Date
4372 Vista Ave, 63110	3,878	0.100	\$480,000	\$123.78	December 2023

## Lots Sold Nearby:

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Address	Lot Size (Square Feet)	Lot Size (Acre)	Sale Price	Sold Date
4439 Gibson Ave, 63110	6,673	0.153	\$125,000	May 2024
4200 Chouteau Ave, 63110	3,337	0.077	\$89,000	August 2024
<b>Average Totals</b>	<b>5,005</b>	<b>0.115</b>	<b>\$107,000</b>	<b>N/A</b>



## Commercial Leases Nearby:

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Address	Rent	**Lease Type	Leased SF	Class
4900 Daggett Ave, 63110	\$22/nnn	Triple Net	50,000 SF	B
1900-02 Marconi Ave, 63110	\$20/nnn	Triple Net	2,120 SF	C
5243 Shaw Ave, 63110	\$19.50/fs	Full Service	6,800 SF	B
2700 Macklind Ave, 63139	\$16/mg	Modified Gross Lease	1,000 SF	C
5147 Daggett Ave, 63110	\$15.40	Unknown	1,365 SF	B

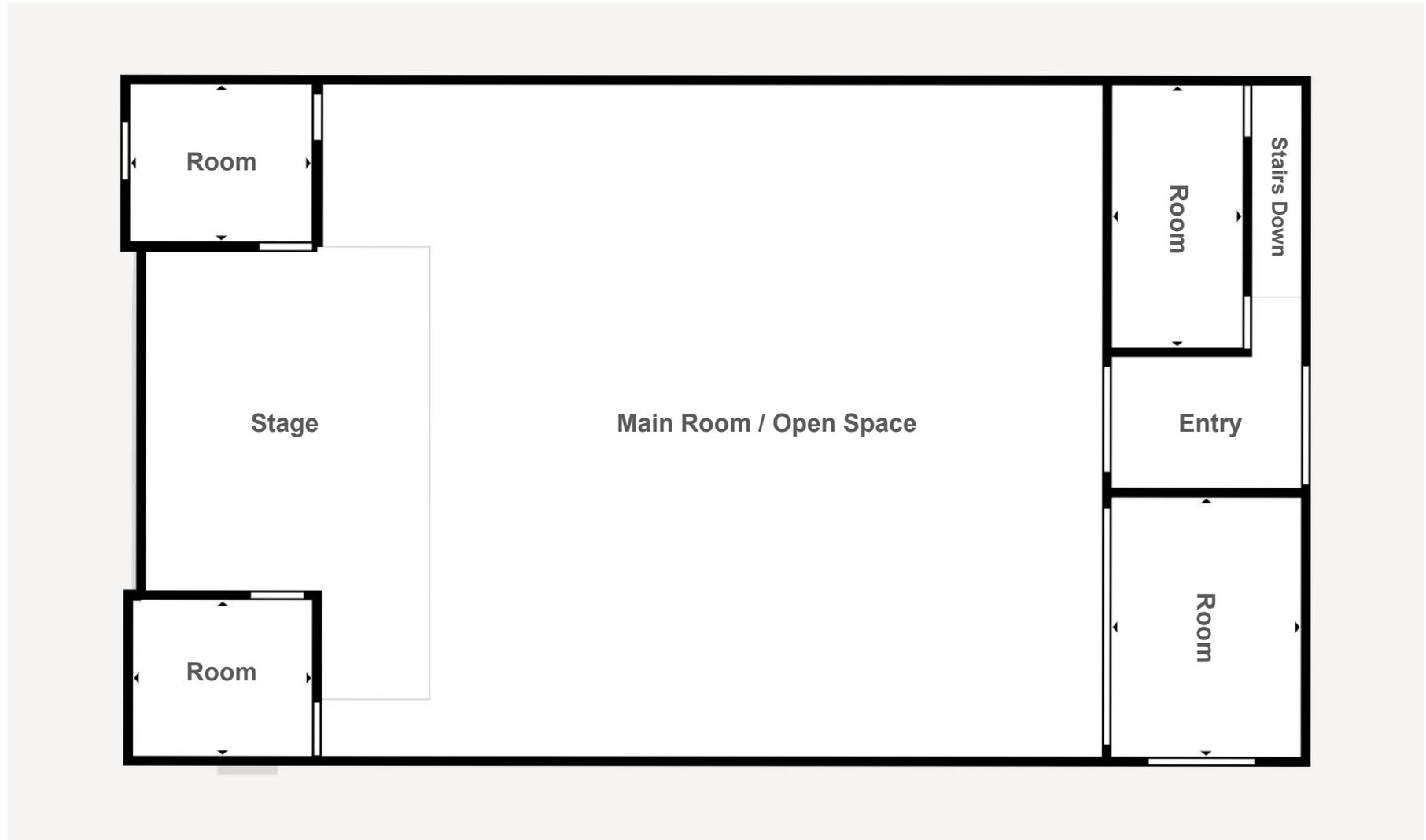
\*All commercial lease comparable information provided by Costar.

\*\*Lease type meanings: **1)** A triple net lease (triple-net or NNN) is a lease agreement on a property whereby the tenant or lessee promises to pay all the property expenses, including real estate taxes, building insurance, and maintenance. **2)** In a full-service lease, the rent is all-inclusive whereby the landlord pays all or most expenses associated with the property, including taxes, insurance, and maintenance out of the rents received from tenants. **3)** A modified gross lease is a rental agreement where the tenant pays base rent at the lease's inception, but it takes on a proportional share of some of the other costs associated with the property as well, such as property taxes, utilities, insurance, and maintenance.



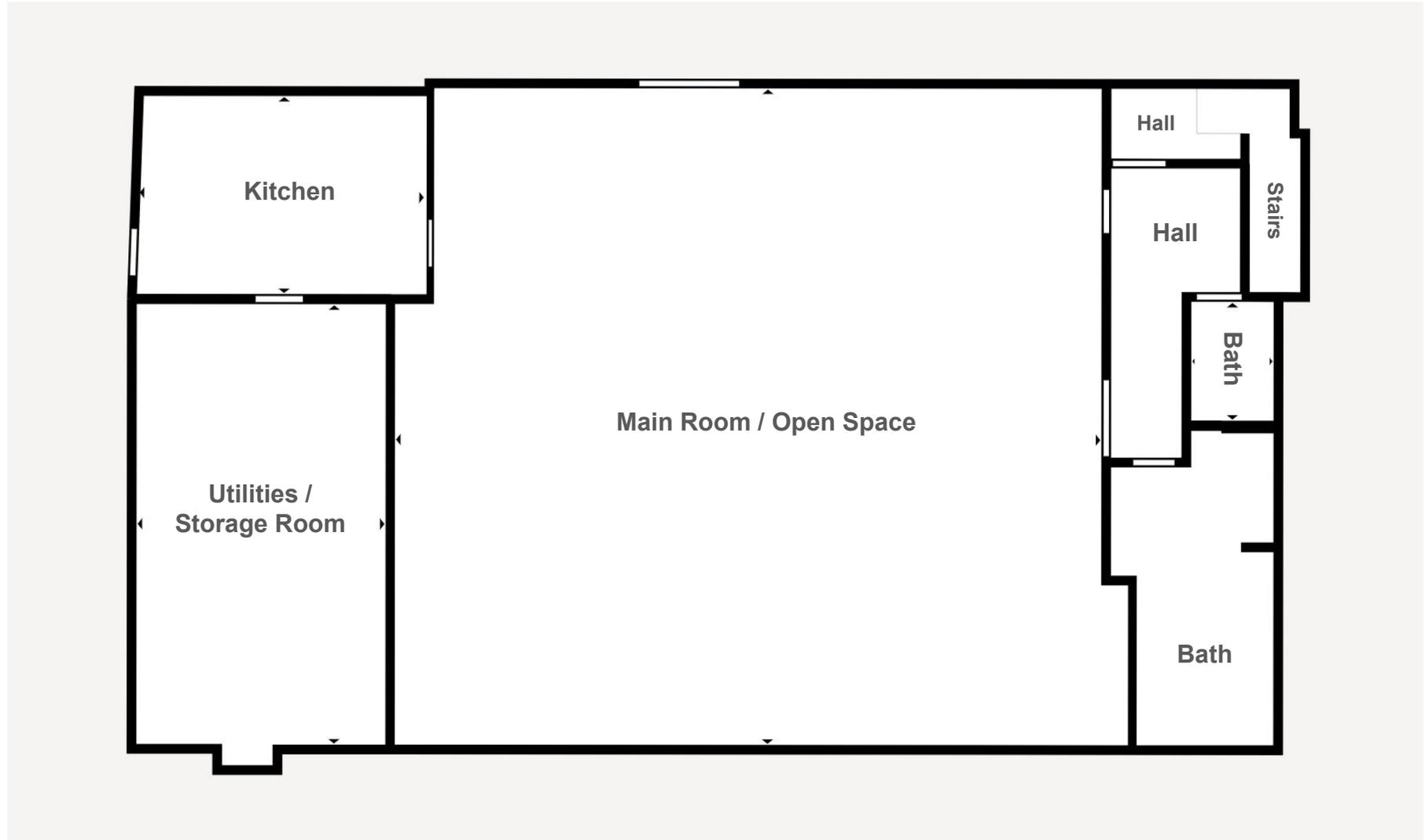
# 1211 S Newstead Ave - Main Level Floor Plan:

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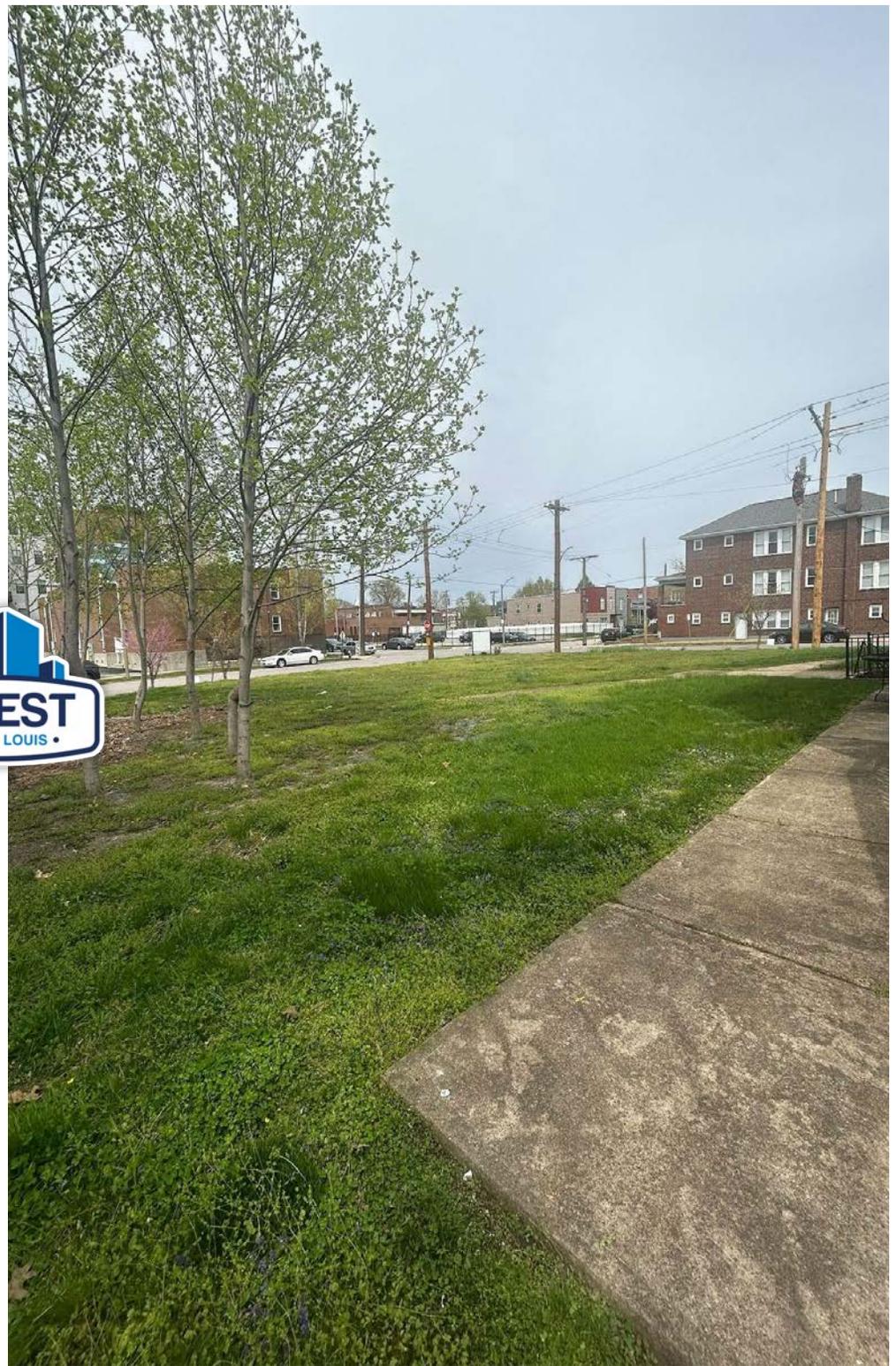


# 1211 S Newstead Ave - Basement Floor Plan:

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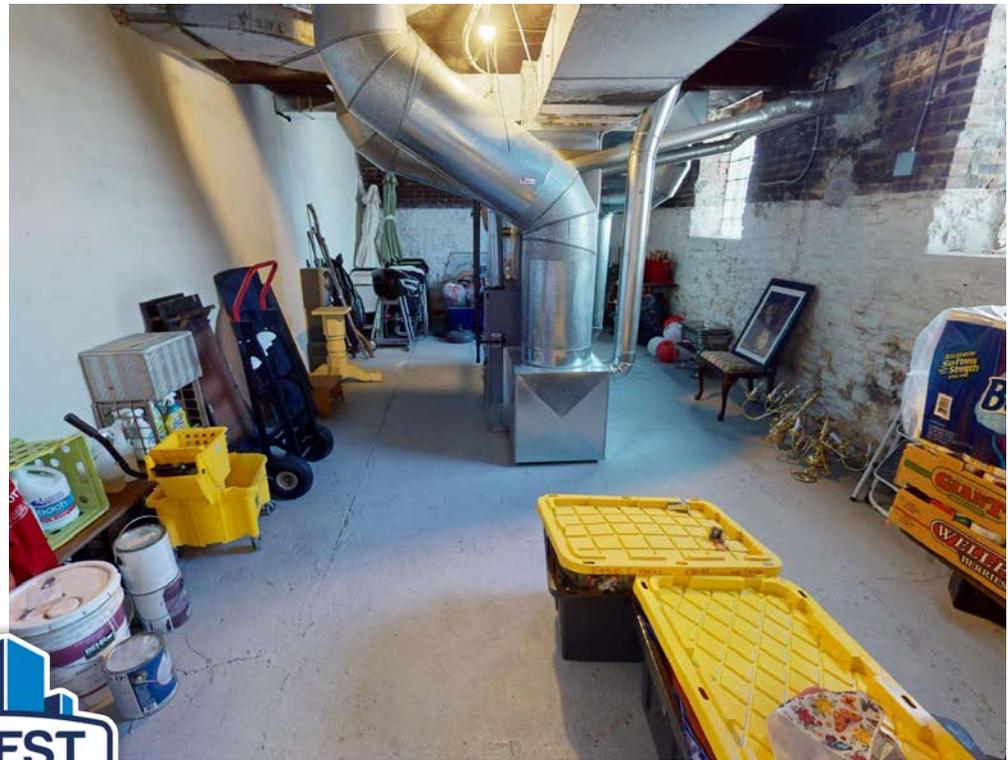














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*Invest St. Louis is a licensed real estate  
brokerage in the state of Missouri.*

**Disclaimer:**

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**1211 S Newstead Avenue**  
Leased Commercial Building in The Grove

Priced at

**\$599,000**

**Contacts:**

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