

# Mixed Use Investment For Sale

5600 Delmar Blvd • St. Louis MO 63112



## PRESENTED BY:

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## INTRODUCTION

Realty Exchange is proud to be retained as the Exclusive Agent for the marketing of 5600 Delmar Blvd in the Debaliviere Neighborhood in St. Louis, Missouri.

5600 Delmar Blvd ("The Property") is in a highly coveted area. This property is a mixed use investment property located close to Forest Park, U-City Loop, and Washington University. The property consists of 5 commercial bays and 8 apartments.

This Property Information Package was prepared by Realty Exchange on behalf of the owner. It contains confidential information pertaining to the sale of 5600 Delmar Blvd. The property is being privately offered and by accepting this Property Information Package the party in possession hereof agrees i) to return it to Owner/ Agent immediately upon request and ii) that this Property Information Package and its contents are of a confidential nature and will be held and treated in strict confidence. Certain portions of this Property Information Package merely summarize or outline property information and are in no way intended to be complete nor accurate descriptions of the full agreements involved.

Neither the Owner nor the Agent has made or will make any representations or warranties expressed or implied as the accuracy or the completeness of this Property Information Package or the contents. Analysis and verification of the information contained in the Property Information Package is solely the responsibility of the prospective investor.



## PROPERTY INFORMATION

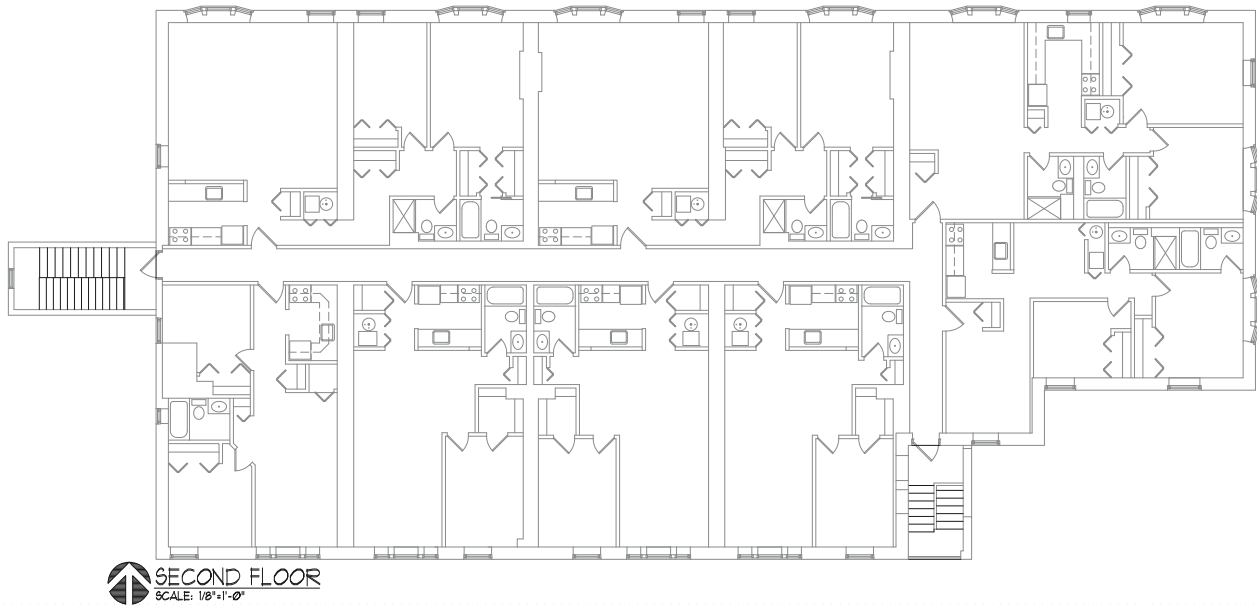
5600 Delmar Blvd consists of 5 commercial bays and 8 apartments located close to Forest Park, U-City Loop, and Washington University in St. Louis, MO. Property is priced at an attractive CAP rate with a major value add play in leasing out the remaining commercial unit! Contact Agent for financials.

- 5 Commercial Units
- 3 One Bedroom, One Bathroom Apartments
- 4 Two Bedroom, One Bathroom Apartments
- Inviting Open Floor Plans
- Private Off Street Parking Lot with 22 Spaces
- Utilities are Tenant Paid
- Fully equipped Modern Kitchens with Dishwashers and Granite Counters
- Washers and Dryers in all units
- Each apartment has Individual Central Air Conditioning and Forced Air Furnaces
- Apartments were updated in 2021
- Lot Size: 13,420 Square Feet
- Building Size: 20,000+/- Square Feet
- Year Built: 1909
- Taxes in 2021: \$16,517

**OFFERED AT: \$2,500,000**



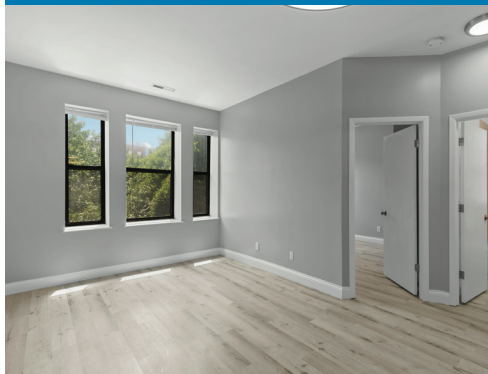
## FLOOR PLANS / APARTMENTS



### RESIDENTIAL

Units : 8	Bed/Bath	Sq Ft
Apt 21	2/2	700
Apt 22	2/2	925
Apt 23	1/1	672
Apt 24	2/2	1155
Apt 25	1/1	672
Apt 26	2/2	1155
Apt 27	1/1	672
Apt 28	2/1	672

### LIVING ROOM



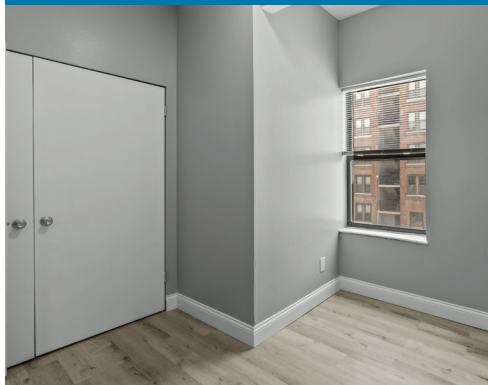
### KITCHEN



### LAUNDRY



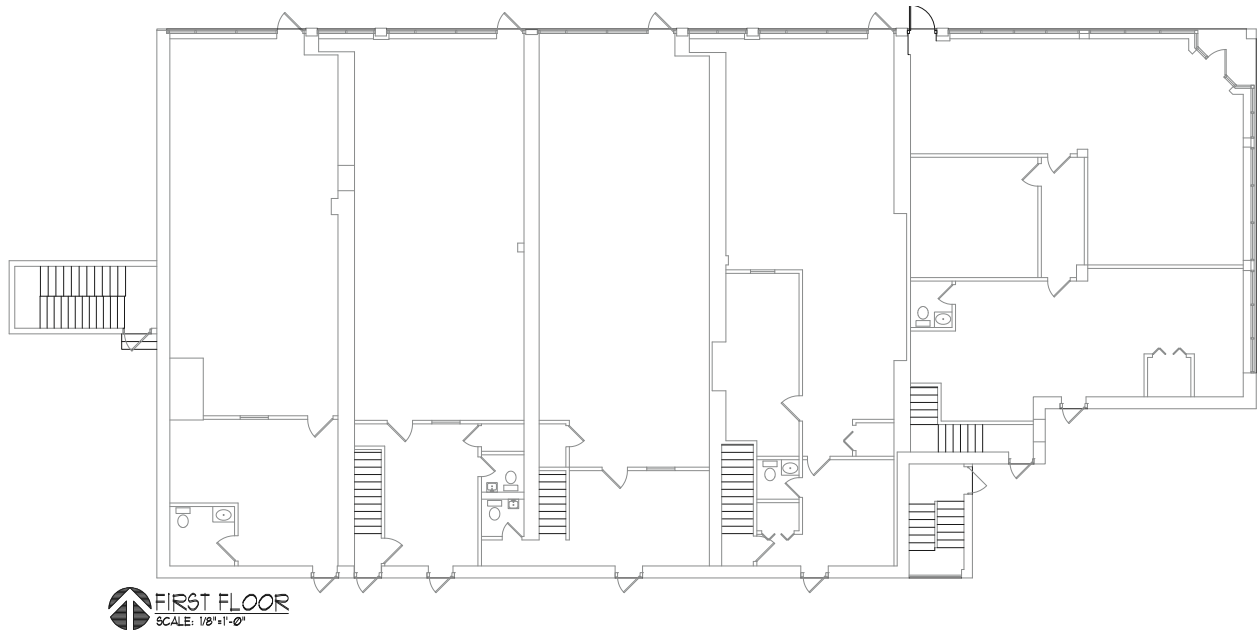
### BEDROOM



### BATHROOM



# FLOOR PLANS / COMMERCIAL



## COMMERCIAL

Units: 5	Sq Ft	Status
5600	1773	Available
5604	1250	Leased
5606	1420	Leased
5608	1284	Leased
5610	1780	Leased



# AERIAL MAP OF THE PROPERTY

