

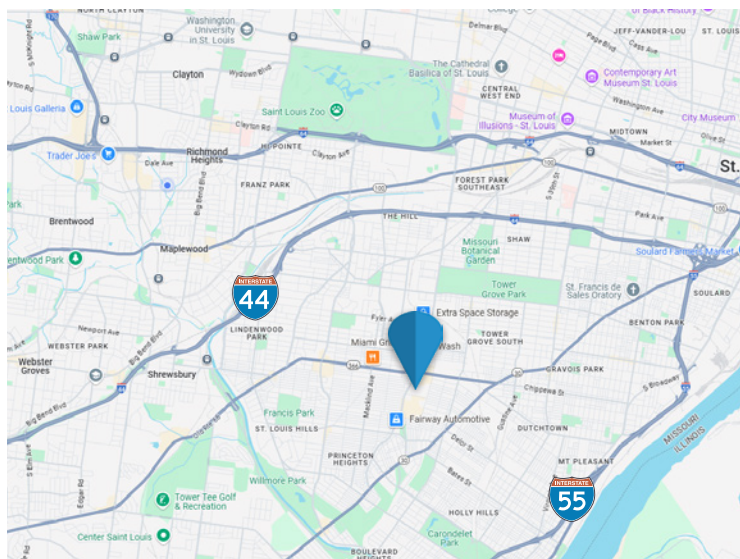
## FOR SALE OR LEASE

4247 South Kingshighway Blvd  
St. Louis, MO 63109  
"The Crown District"



- In the Heart of The Crown District
- Turn Key Music Bar
- Awesome Multi-Level Outdoor Patio
- Includes 2 Tenants for Added Income
  - Who Dats Southern Foods Bar
  - Insurance Office

**Price: \$898,989**



**Gary Andrews**  
Office: 314-336-1993  
Cell: 314-398-3993

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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

## Summary

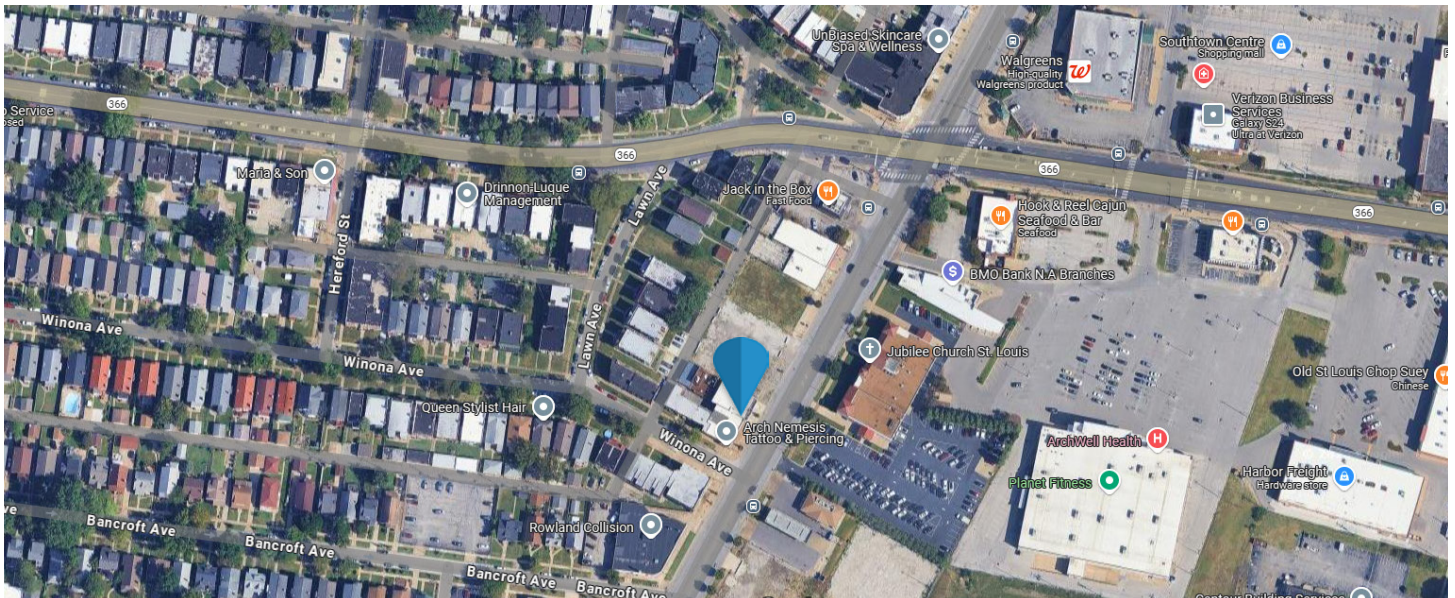
### The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Property, 4247 South Kingshighway Blvd., St. Louis, MO 63109.

### Investment Highlights

- In the Heart of The Crown District
- Turn Key Music Bar
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All offers will be considered. The owners are not offering any financing. Seller willing to pay buyer's commission.



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## Demographics



**12,238**  
HOUSEHOLDS



**26,329**  
POPULATION



**2.13**  
AVERAGE  
HOUSEHOLD SIZE



**\$76,174**  
AVERAGE  
HOUSEHOLD INCOME



**\$228,519**  
AVERAGE  
HOUSING VALUE



**97.1%**  
EMPLOYMENT



**64.9%**  
WHITE COLLAR  
WORKERS

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