

For Sale or Lease

NEW SALE PRICE

Historic Office Building Available

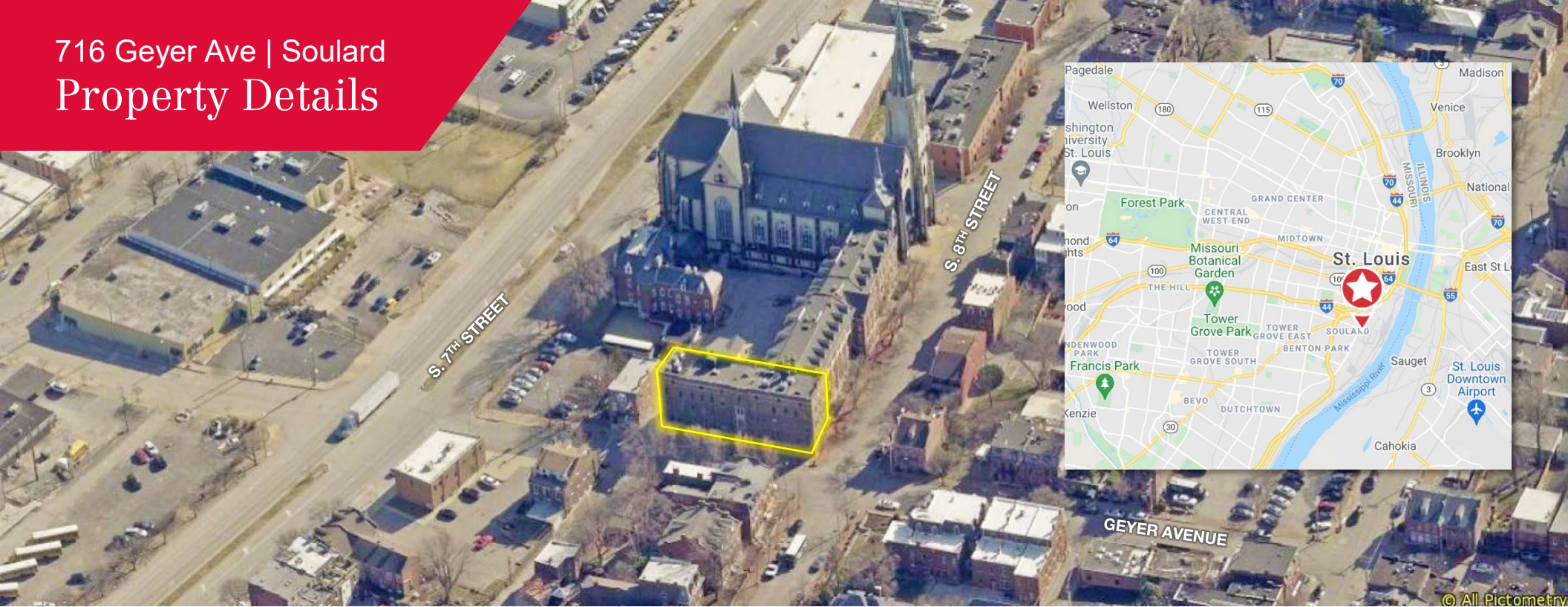
716 Geyer Ave | St. Louis (Soulard), MO 63104

NAIDESCO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8112 Maryland Ave, Suite 300 | St. Louis MO 63105
314 994 4444 | info@naidesco.com | naidesco.com

716 Geyer Ave | Soulard Property Details



Property Details

- 14,413 SF historic office building
- Formerly Nazareth House, a convent serving adjacent St. Peter and Paul Catholic Church
- “Plug & Play” fully furnished, creative office / loft style suites available
- 3,603 SF per floor / suite
- Fully renovated in 2001 including new elevator, fire escape, HVAC systems and tenant fitness center
- New roof in 2020
- Includes four gated parking spaces with up to 20 additional spaces available for lease from the neighboring building
- Located in trendy Soulard within walking distance of many restaurants and amenities
- Easy access to I-44 & I-55
- Ideal for owner / user occupant or multi-family conversion
- Zoned D – Multi-Family dwelling with current variance for commercial office use

NEW Sale Price:

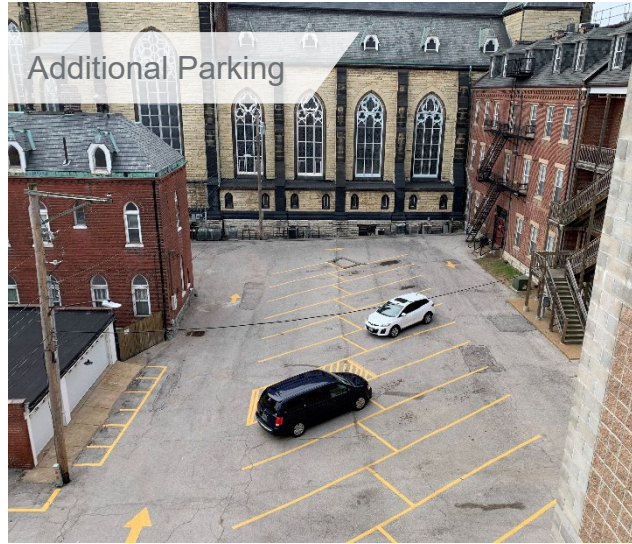
~~\$1,395,000~~ \$1,295,000

Owner Financing Available

Lease Rate:

\$15.00 / SF, Modified Gross

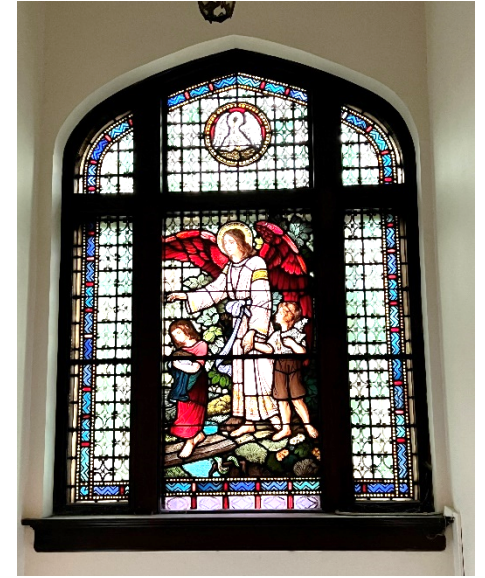
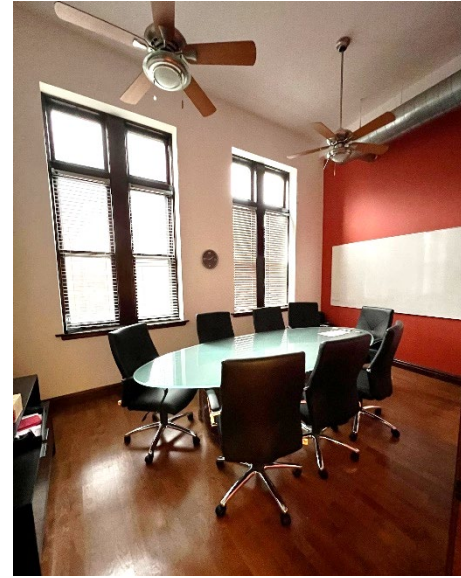
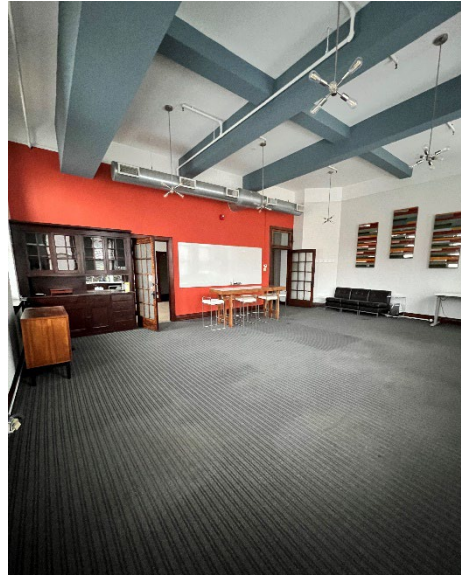
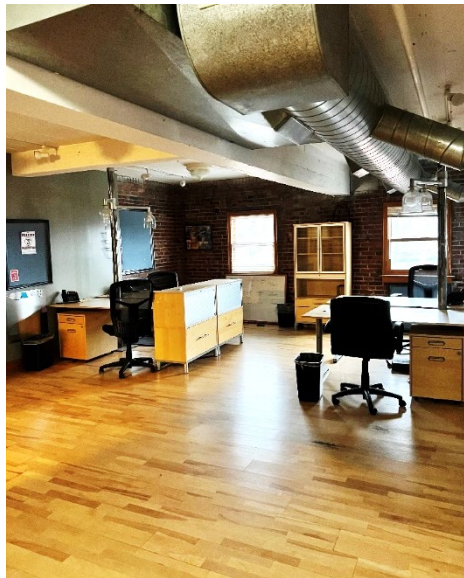
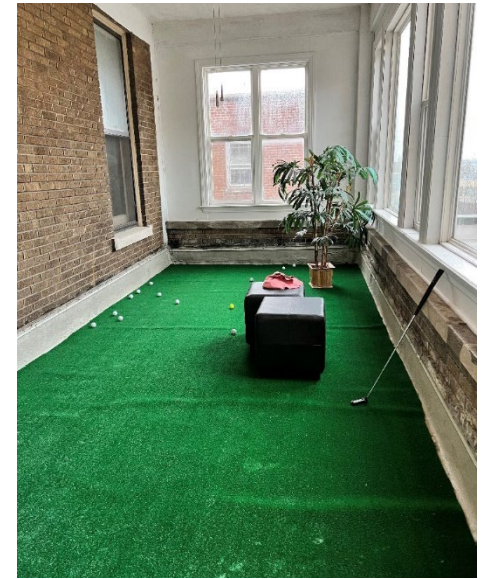
716 Geyer Ave | Soulard
Exterior Photos



716 Geyer Ave | Soulard
Interior Photos



Click for 360°
Virtual Tour



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716 Geyer Ave | Soulard Soulard Map



6 Minutes to Busch Stadium



8 Minutes to the Arch

3 Minutes to the Interstate



18 Minutes to Lambert Int'l Airport

Contact Broker for Pricing

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