

1710 - 1714 Olive St  
ST. LOUIS, MO 63103

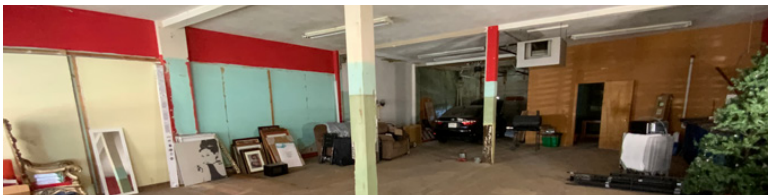


## LOCATION OVERVIEW

For sale is a two-story, 9,928-square-foot multi-tenant building constructed in 1946, which has been converted into three condominium units. The building features two ground-floor units and a potential loft or creative space on the second floor.

## LOCATION HIGHLIGHTS

- Located in the Downtown West Neighborhood.
- Directly across from "The Victor," a \$130 million redevelopment featuring 384 apartments.
- Just 2.5 blocks east of Energizer Park, St. Louis City SC, and the St. Louis Police Headquarters.
- Only 3 blocks from the historic Union Station.



## PROPERTY HIGHLIGHTS

- Two-story masonry building 9,928 SF
- Subdivided into three condo units.
- 1710 (1st floor) rentable area: 2,087 SF
- 1712 (2nd floor) unit rental area: 4,606 SF
- 1714 (1st floor) unit rental area: 2,123 SF
- The second-floor condo has been updated with insulated windows, 9-foot ceilings, a new full kitchen, restrooms, and more.



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS

For more information, please contact:



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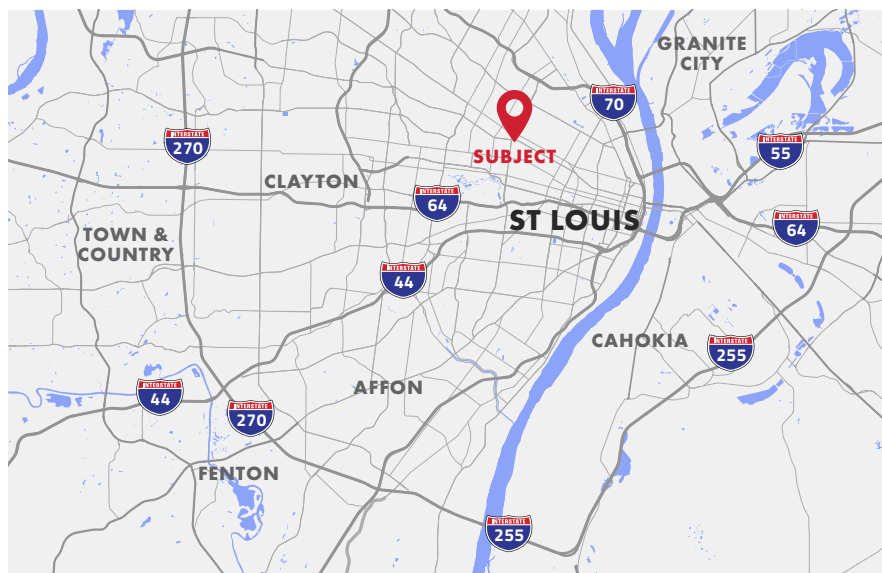
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## DEMOGRAPHICS

U.S. Census 2029	5 Minutes	10 Minutes	20 Minutes
Population	2,918	4,964	15,749
Households	2,208	3,576	9,740
Average HH Income	\$100,347	\$95,444	\$97,529
Number of Business	187	612	2,110
Number of Employees	4,357	13,613	52,016



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## INTERIOR PHOTOS



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