

FOR SALE or LEASE

**Great Tower Grove corner location, tax abated, high quality renovation
Perfect live work space or office user who wants additional rental income!**



**2857-59 Sidney St.
St. Louis, MO 63104**

- 4,670 sq. ft. Mix-use building
- 2,335 sq. ft. commercial 1st floor space w/patio
- 2 second floor apartments
- Front unit, 3 bedroom, 2 full bath w/ appliances
- Back unit, 2 bedroom, 2 full bath w/ appliances
- Currently renting for \$900 & \$800/ month
- Newly renovated, all new systems and services
- Modern office space, open floor plan w/ 1 private office & kitchenette
- 2 first floor bathrooms, ADA accessible

For Sale: \$460,000

**For Lease: \$ 11.00 per sq. ft. NN entire 1st floor
(NN charges are utilities and insurance)**



**DUFFE
NUERNBERGER
REALTY**

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