

FOR SALE

LaSalle Building - Olive and Broadway Downtown St. Louis



501 Olive, St. Louis, MO 63101

- * Redevelopment opportunity for office/condo/live-work
- * Over 35,000 sq. ft. building
- * 13 stories with 2,500 sq. ft. floor plates
- * 2 restrooms per floor
- * Two passenger elevators
- * Fully sprinkled
- * Zoned I
- * Adjacent to Met Square and 7 blocks to Busch Stadium

Potential Developer Incentives:

- * State and Federal Historic Tax Credits (Listed on National Historic Register)
- * Brownfield Tax Credits
- * City of St. Louis TIF
- * Tax Abatement

For Sale: \$1,595,000



**DUFFE
NUERNBERGER
REALTY**

1425 South 18th Street
St. Louis, Missouri 63104
314-771-5335

CONTACT:

Joe Carpenter
314-771-5335 x 658
jcarpenter@ndconsulting.com

Susan Sauer
314-571-7654
ssauer@ndconsulting.com

Flyer on the web at: www.dnrealty.com