

3644 Natural Bridge Ave
ST. LOUIS, MO 63107

1,400-3,400 SF RETAIL/OFFICE AVAILABLE



PROPERTY HIGHLIGHTS

- Historic Fairgrounds Hotel Building
- Mixed-used Residential/Commercial Building
- Located at the intersection of Natural Bridge Ave and N. Spring Ave.
- Professionally Managed Property
- 2-Ground Floor Retail/Office Units Available
- Curbside, Gated, and additional Parking Available
- Renovated Spaces-Delivered in "White-Box" Condition
- Ideal Location for any Service Provider or Retailer
- Affordable Rent-\$12-\$14 psf

DESCRIPTION

This is an excellent opportunity to locate your business in a professionally managed building. The Fairgrounds Hotel Building is an 8-story Historic Building constructed in 1927 and is on the National Register. The property is currently operated as the Fairgrounds Park Place Apartments, with 71 one- and two-bedroom apartments and ground-floor commercial spaces. The Fairgrounds Park Apartment Building is located at the intersection of Natural Bridge Ave and North Spring Ave. There is plenty of curbside and off-street parking available. Currently there are two retail/office spaces available. Both spaces are accessible by private entrances from the Spring Ave side of the building. This is a great location, depending on what you are selling or the service you provide, you already have a built-in clientele with the residents in the building. Our current tenants include a mix of retail and service businesses, creating a vibrant community within the building.



For more information, please contact:



HAL HANSTEIN

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Office: (636) 225-0385

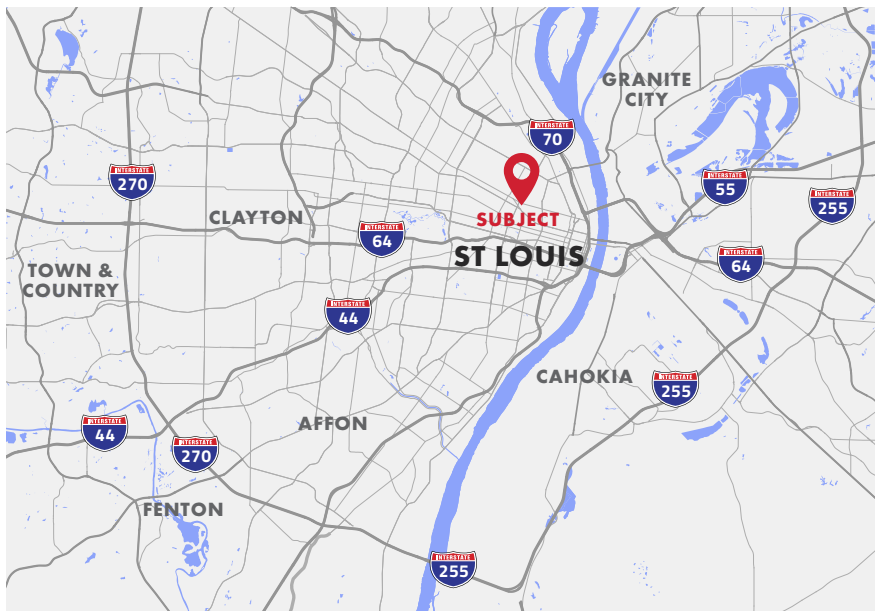
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PHOTOS 3624 SPRING AVE



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EXTERIOR PHOTOS



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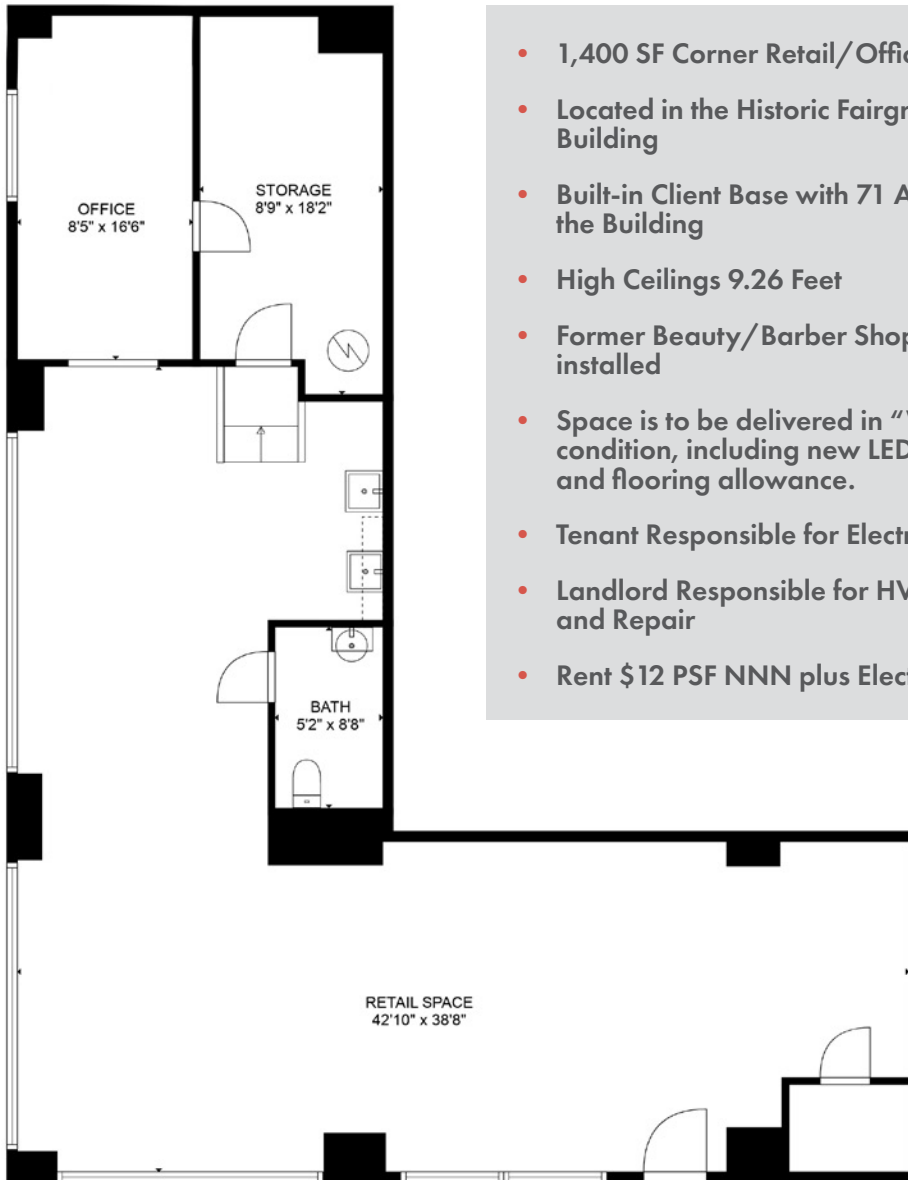
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1,400-3,400 SF RETAIL/OFFICE AVAILABLE

3630 N. SPRING AVE



- 1,400 SF Corner Retail/Office Available
- Located in the Historic Fairground Park Hotel Building
- Built-in Client Base with 71 Apartment Units in the Building
- High Ceilings 9.26 Feet
- Former Beauty/Barber Shop with 2-hair sinks installed
- Space is to be delivered in "White Box" condition, including new LED lighting, paint, and flooring allowance.
- Tenant Responsible for Electric
- Landlord Responsible for HVAC Maintenance and Repair
- Rent \$12 PSF NNN plus Electric (\$1756/Month)



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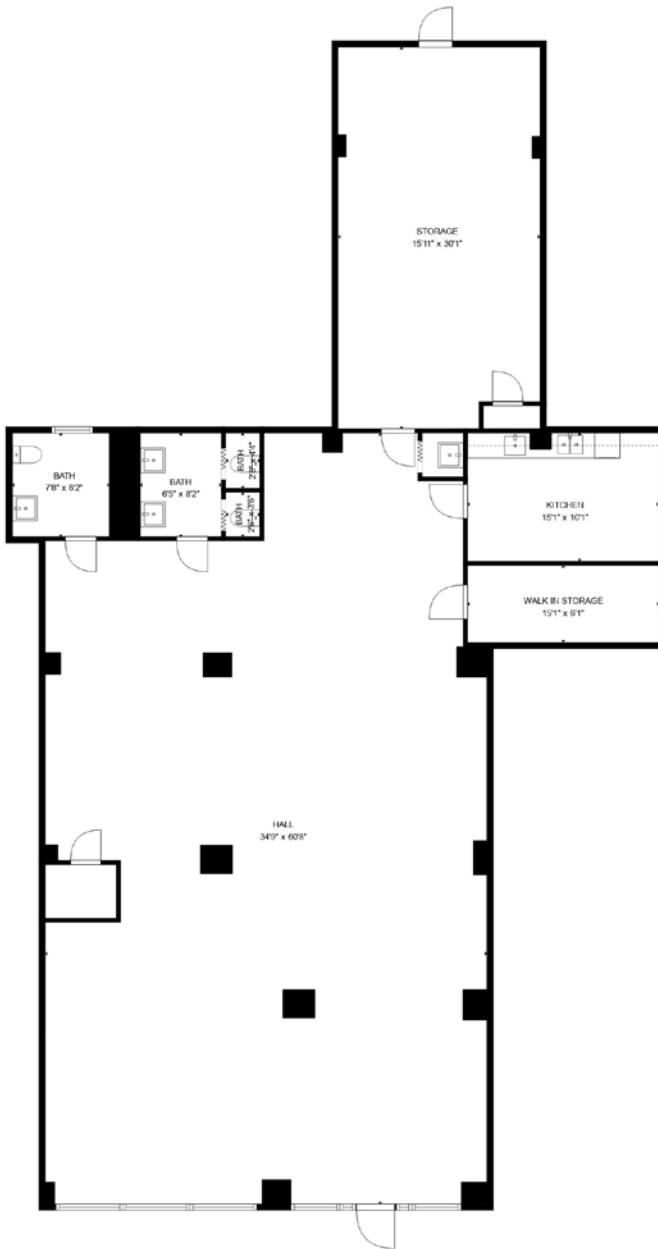
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1,400-3,400 SF RETAIL/OFFICE AVAILABLE

3624 N. SPRING AVE



- 2900-3400 SF Commercial Space Available
- Located in the Historic Fairground Park Hotel
- Built-in Client Base with 71 Apartment Units in the Building
- High Ceilings 8.65 Feet
- 35 Feet of Frontage on Spring Ave.
- Former Adult Day Care with 2-large Restrooms and a Food Prep Area
- Space to be delivered in "White Box" condition, New LED Lighting, Paint, and Flooring Allowance
- Electric is included in the Rent
- Landlord Responsible for HVAC Maintenance and Repair
- Rent \$14 PSF NNN including Electric (\$4,120/Month-\$4831/Month)



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