

Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending' Listing Office MUI is 9312683 LO Main Office Number is 884605857

\$375,000

1445 Webster Ave, St Louis 63106-1320

Listing # **19055674**

Cross St **Evans Ave**

Tran **Sale**



Perfect redevelopment opportunity with 334 feet of road frontage. At the corner of Webster and Evans, adjacent to the Community College at Webster and Cass. Potential to be a busy location for a restaurant, coffee shop, convenient food mart, etc by the College, or other business venture. This area has lots of new development surrounding it, with schools next door and across Cass. Great opportunity. Small church seats about 150 with baptismal pool 2 offices and a kitchenette on 5 parcels totaling .6 acres.

Directions **Jefferson to West on Cass to Webster, or Dr. Martin Luther King West to North on Webster.**

Area North	Beds 0	CDOM 106	Property Type Commercial & Indr.
Muni/Twp: St. Louis City	Baths 0 (0 0)		Status Active
Sq Ft Above: 2,375	Sq Ft Below:	Age 60	Status Com
Lot Size (approx acres) 0.601 ac	Garage Info:	Tax ID 1858-00-0185-0	Style
County St Louis City	Dual Agency No		Subdivision Glasgows Add
Lic. Asst'g Seller Seller's Agent	Showing Instructions Appt. through MLS, By Appointment Only, Listg Agt Accompany		
Elementary School			
Jr. High School			
Sr. High School			
School District			
Year 2019			
Construction Conventional			
Parking Description Expandable, Other			
Lot Dimensions 200x134			
Disclosures City, Code Compliance Reqd, Occupancy Perm Req			
Conditions Unknown			
Miscellaneous 2+ Lavatories, Alley, Burglar Alarm			
Cooling Central-Electric			
Sewer Public			
Heating Forced Air			
Water Public			
1st Assumable No			
Selling Terms Cash, Conventional			
Possession At Closing			



Church at the corner of Webster and Evans



view of the property from Evans towards Cass



Sanctuary of the church with pew seating

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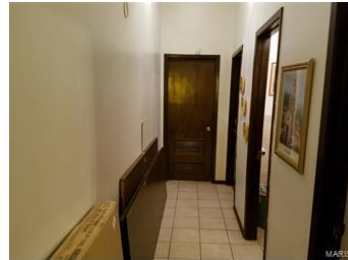
baptismal pool



view of baptismal pool



access to kitchenette



hallway to offices and restroom



Office



office



Large restroom



side view from Evans



street view