

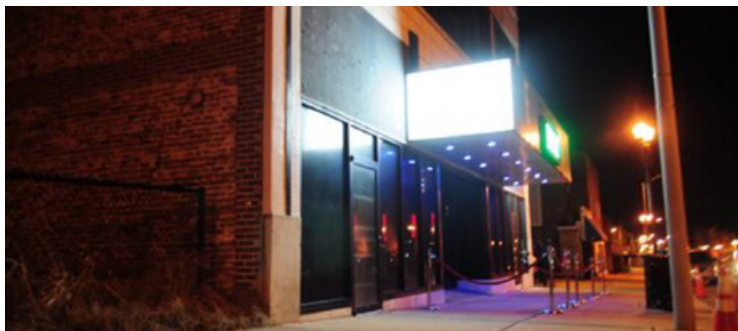
5960-64 Dr Martin Luther King Dr
ST LOUIS, MO 63112

27,000± SF LOCATED WITHIN AN OPPORTUNITY ZONE



Sale Price: \$449,750

PRIME INVESTMENT OPPORTUNITY | 3-STORY COMMERCIAL BUILDING W/ FULL BASEMENT



DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population	13,702	137,693	325,857
Households	5,191	57,220	138,712
Average HH Income	\$41,381	\$67,868	\$71,365
Number of Business	325	3,568	13,151
Number of Employees	2,877	80,878	268,208

- 2- Lot Parcels-16,760 SF Total (75' X 223')
- Grand Slam Tax Incentives available with this location including:
 - Opportunity Zone
 - Urban Enterprise Zone
 - Promise Zones
 - HubZone
 - Historic Tax Credits
- Zone-G Local Commercial and Office
- Adjoining Property LRA Owned
- Lighted/Paved City Parking Lot across the street
- Major Building Improvements-2008 Over \$1 Million Dollars Invested
- 3-Story Masonry Building Plus Mezzanine - Approximately 27,000± SF
- 6000 SF Floor Plates
- 3000 SF Mezzanine
- Turn-Key Opportunity As a Night Club also ideal for a variety of other uses

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

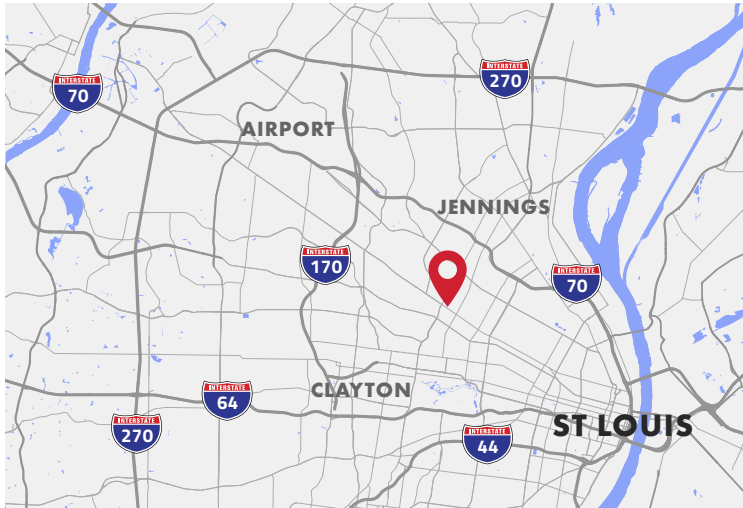
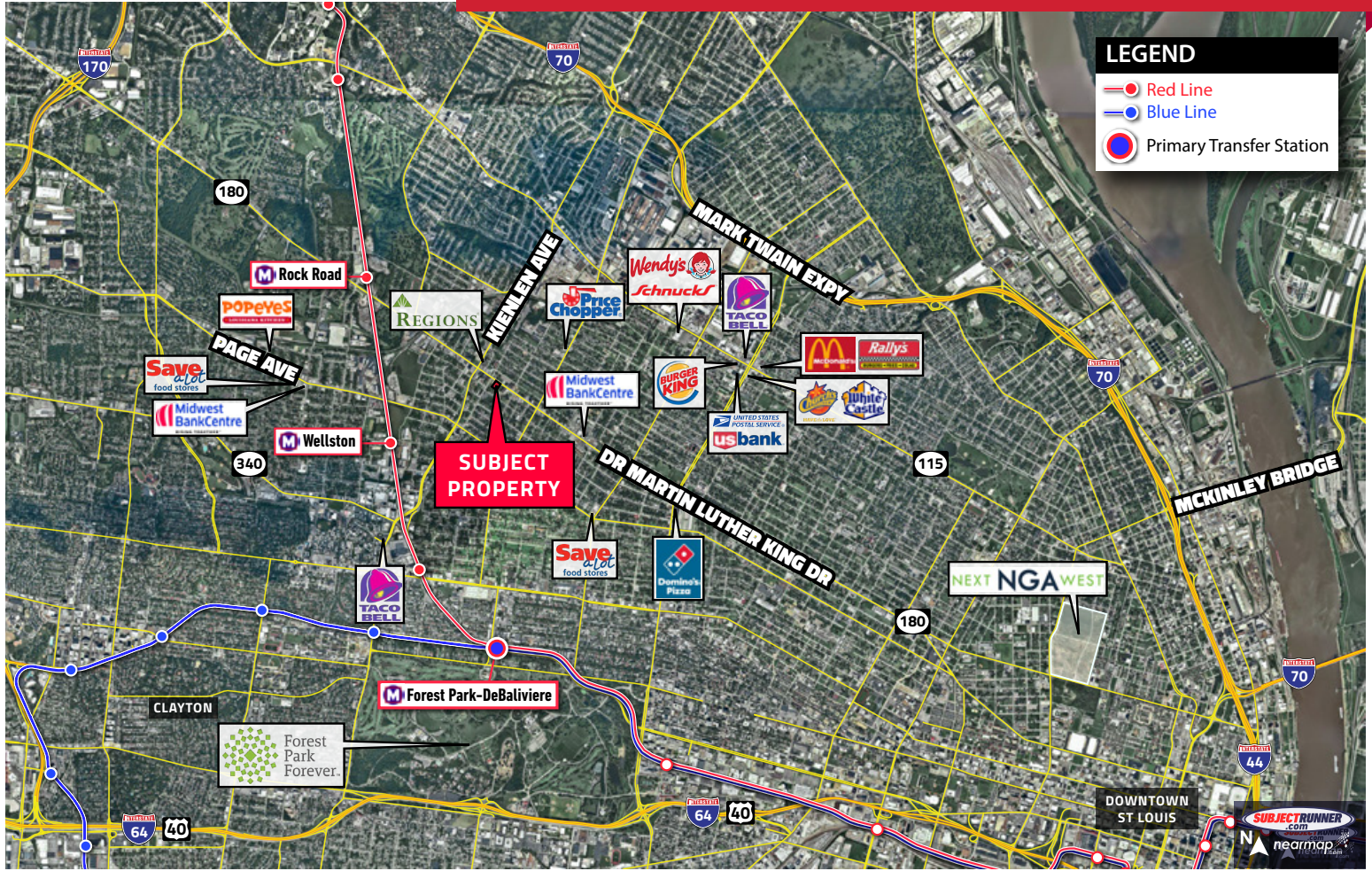
E-mail: Hal@cardinalrealtygroup.com

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Opportunity Zones encourages long-term investment and job creation in low-income areas of the state, by allowing investors to reinvest unrealized capital gains in designated census tracts.

Urban Enterprise Zone is an area in which policies to encourage economic growth and development are implemented. Urban enterprise zone policies generally offer tax concessions, infrastructure incentives, and reduced regulations to attract investments and private companies into the zone. Urban Enterprise Zone provides tax and regulatory relief to entrepreneurs and investors who launch businesses in the area.

Promise Zones is a Federal program that partners with local leaders to give communities proven tools to rebuild and put people back to work. The goal is to increase economic activity, improve educational outcomes, reduce serious and violent crime, invest in transformative development, and improve health and wellness.

HubZone is a United States Small Business Administration program for small companies that operate and employ people in Historically Under-utilized Business Zones. The program benefits include that it limits competition for government contracts to a business located in a HubZone and also gives preferential consideration to those businesses in full and open competition.

Historic Tax Credits are tax incentives for historic preservation of buildings through the US Department of the Interior (National Park Service), and the Missouri Department of Economic Development. The Federal Government offers a 20% rehabilitation tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure and 10% rehabilitation tax credit in non-historic buildings built before 1936. This in addition to Missouri law which provides an investment tax credit equal to 25 percent of approved costs associated with qualified rehabilitation making this a very attractive program to invest in older properties. Missouri tax credits can be carried back three years and forward ten years.



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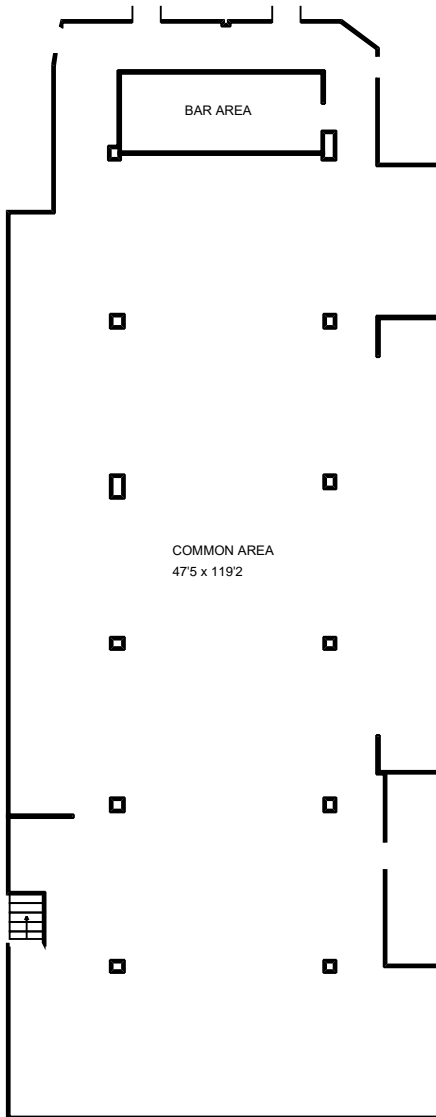
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FIRST FLOOR AND MEZZANINE



- 6000 SF Floor Plate
- 3000 SF Mezzanine
- 1st Floor Ceiling Height 17'6"
- Mezzanine Ceiling Height 8'
- Column Spacing 23' X 15'
- Metal Fire Safety Stairs to Mezzanine and Basement
- Wet-Sprinkler Portion of Building
- Three-phase 200 amp panel per Floor
- Accessible Restroom



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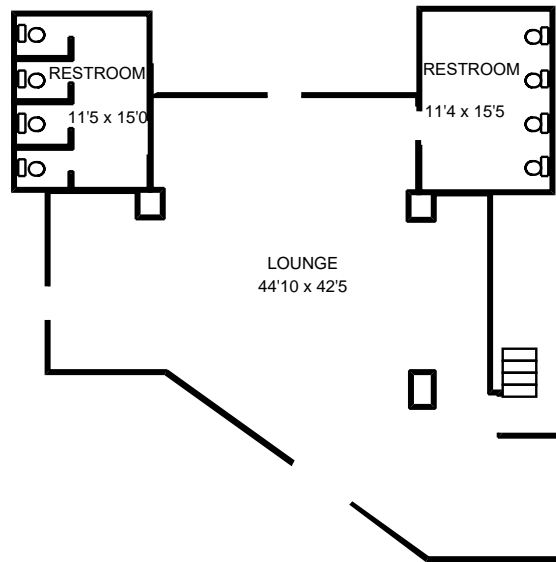
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LOWER LEVEL



- Men's/Women's Restroom-Lounge
- Separate Bar Club Area with Large Oval Bar
- Exterior Concrete Fire Escapes
- Wet-Sprinkler Portion of Building
- Waterproofing including sump pumps
- Three-phase 200 amp panel per Floor



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