



ROME  
WEST  
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

## 1245-1247 S Vandeventer Ave., St. Louis, MO 63110 Two Story Live-Work Art Gallery Space



- \* 4,500 SF building
- \* 2.5 Baths
- \* 1 Conference Room
- \* Living area on 2<sup>nd</sup> floor
- \* 3,465 SF lot
- \* 1,000 SF secure parking in rear
- \* Drive-in door
- \* 200 Amp
- \* Urban Enterprise Loan Area
- \* HUBZone
- \* Well designed, private, comfortable

**FOR SALE: \$800,000**

**Ready to move in!**



Rome West Realty LLC is the listing broker of this property and therefore represents the owner.

Missouri Broker Disclosure Form

Rome West Realty LLC does not represent the buyer or tenant when showing this property or providing information, unless otherwise agreed to in writing.

**CONTACT Joe Carpenter 314-277-1829 [joe.carpenter@romewestrealtyllc.com](mailto:joe.carpenter@romewestrealtyllc.com)  
Susan Sauer 314-660-0222 [susan.sauer@romewestrealtyllc.com](mailto:susan.sauer@romewestrealtyllc.com)**

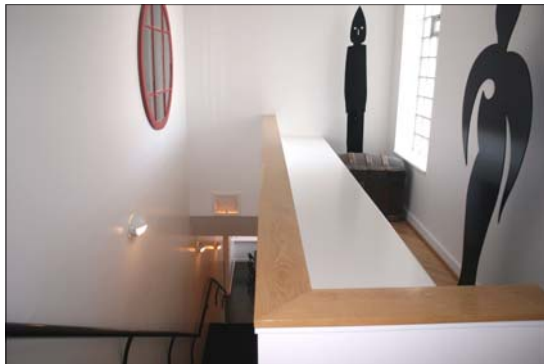


ROME  
WEST  
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

1245-1247 S Vandeventer Ave., St. Louis, MO 63110



CONTACT Joe Carpenter 314-277-1829 [joe.carpenter@romewestrealtyllc.com](mailto:joe.carpenter@romewestrealtyllc.com)  
Susan Sauer 314-660-0222 [susan.sauer@romewestrealtyllc.com](mailto:susan.sauer@romewestrealtyllc.com)

[www.RomeWestRealtyLLC.com](http://www.RomeWestRealtyLLC.com)