



ROME
WEST
REALTY

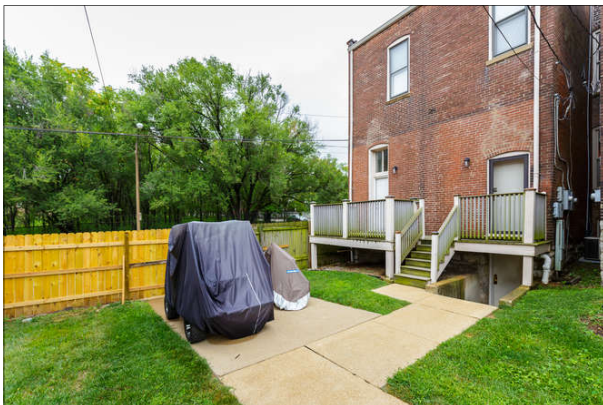
2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

2301 Hickory Street, St. Louis, MO 63104 A RARE OPPORTUNITY IN HISTORIC LAFAYETTE SQUARE!



FOR SALE: \$369,900



- Mixed-Use? Live/Work? Office? What are YOU looking for?
- 2,684 SF well-maintained, Eastlake-styled two-story building - 1,342 SF per floor
- Creative office space or easily transformed to 2 residential spaces for owner-occupant or rental
- **First floor** - clean, open look of a creative office with plenty of natural light
Kitchenette & bathroom - easily expandable to create a residence
- **Second floor** - nicely built out for either commercial or residential use
Kitchen area, 4 small offices (or bedrooms), a full bath, plus a gas fireplace!
- Property is fee simple, but participates in the neighboring HOA for its secure parking (4 spaces), common ground maintenance, and water/sewer
- Diligently and professionally maintained
- RARE find in sought-after Lafayette Square near major transportation arteries and key development corridors!!

Don't miss out!

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.

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www.RomeWestRealtyLLC.com

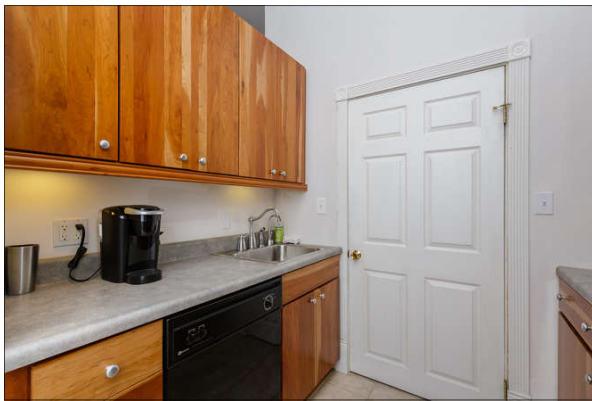
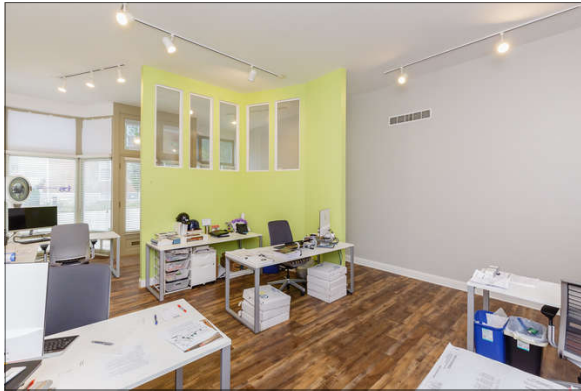


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