



ROME
WEST
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

3628-3630 S Broadway, Louis, MO 63118 Handsome 3 Story, Full Masonry Building



FOR SALE: \$119,900

- Many newer updates
- Close to move-in condition
- Perfect for a new or growing business, or the entire building could be converted to single family or a great live/work combination
- High growth potential - just blocks from AB InBev, Lemp Brewery and the booming Cherokee Street business district
- High traffic location with easy access to major highways
- Features include:
 - Newer TPO roof
 - Full basement with exterior staircase
 - Large back yard with deck
 - Off-street gated parking along with ample free street parking
 - Mature shade trees
 - New large front windows
 - Open floor plan



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 Paul Sauer 314-660-2852 paul.sauer@romewestrealtyllc.com
Susan Sauer 314-660-0222 susan.sauer@romewestrealtyllc.com

www.RomeWestRealtyLLC.com