



**ROME
WEST
REALTY**

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

9800-9814 S Broadway, St. Louis, MO 63125

Approx. 1.5 acres along South Broadway in unincorporated St. Louis County (Lemay area)



Excellent opportunity for mixed use development in unincorporated St. Louis County near Lemay

Four lots along S Broadway:

9800 - approx 6,750 sf vacant lot

9806 - approx 11,761 sf lot with small building (approx 1,050sf)

9810 - approx 25,957sf lot with building (approx 1,961sf) and large covered area (former lumber yard)

9814 - approx 20,790sf lot (small residence slated for demo)

Buildings are in need of renovation

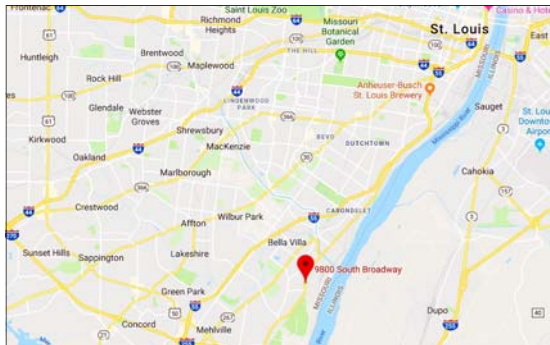
All properties are in an Opportunity Zone

Properties are being sold 'as is'. Seller to provide no warranties, repairs or inspections

FOR SALE: \$300,000

Property is intended to be sold as part of portfolio with 9415 Gentry

Seller is a not for profit neighborhood development agency. Seller requires that any intended use of the Property be in agreement with the mission of the organization and reserves the right to review and approve at Seller's sole discretion any prospective intended use for the property.



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 Susan Sauer 314-660-0222 susan.sauer@romewestrealtyllc.com
Alexia Anderson 314-540-3626 alexia.anderson@romewestrealtyllc.com