

3133 CHEROKEE

MIXED USE SPACE · BENTON PARK WEST · 63118



Awesome mixed-use building offers unique opportunities at one of the last remaining corner store fronts on Cherokee. Located in thriving arts/restaurant district, this property could have first floor business/retail/restaurant with 2nd & 3rd floor providing ample space to build out living space(s). Or create office spaces as incubator for other small businesses. Ideal for converting to work/live space. Anything is possible at this stage. Building has been professionally gutted and is ready for your rehab ideas. Builder plans available in disclosures. Federal and State tax credits available for approved projects. Property is being sold in AS IS condition - NO Repairs, NO Inspections, NO Warranties from the Seller. Property could be the perfect urban spot to make serious cash flow! The opportunities are endless.



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DAWN GRIFFIN
GROUP

SPECIAL FEATURES

- Architectural Plans included with sale.
- State and Federal Tax Credits available for approved projects.
- Ample space for off-street parking, and plenty of street parking as well.
- Fenced
- Large storefront windows

