



**4304 Manchester Ave.**

St. Louis, MO 63110

*4,200 SF +/- Retail and Offices  
Available For Sale or Lease*



**TOWER**

REAL ESTATE GROUP

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**RISETOTHELOCATION.com**

2315 Locust Street | Suite 2 | St. Louis, MO 63103 | 314.329.0839





2ND FLOOR



2ND FLOOR

## Property Details:

**\$489,900**

**\$20.00/SF NNN : 1st Floor**

**\$14.50/SF NNN : 2nd Floor**

- Located in the Heart of The Grove - STL's Vibrant Commercial District
- 1st Floor Retail Suite - 1,632 SF + Approx. 1,000 SF Mezzanine
- 2nd Floor Office Suite – 1,632 SF
- Glass Overhead Door Storefront Inviting to Pedestrian Traffic
- Employee Parking Available in Rear
- Front and Rear Entrances for Both Suites
- Investment or Owner/Occupant Opportunity



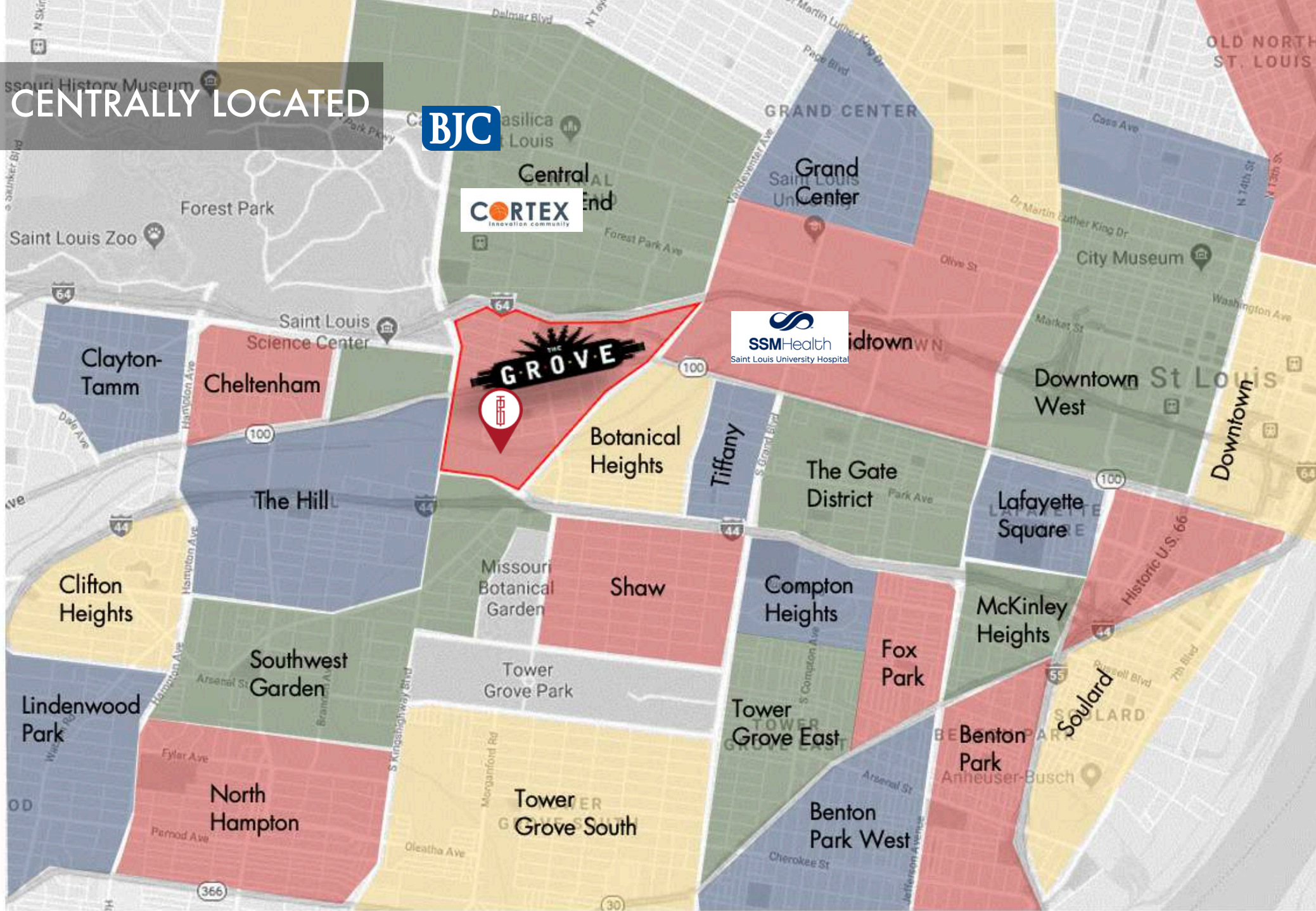
1ST FLOOR

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