

110 Sidney Street
St. Louis, MO 63104

FOR SALE **ADAPTABLE**
MIXED-USE ON 0.84 AC



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PROPERTY HIGHLIGHTS

 34,229 sf Above Grade


 18,859 sf Lower Level

 41 Car Gated Parking

 Freight Elevator

 3-Phase Electric

 Sprinkler System

 Zoning "K - Unrestricted"

 Built in 1875

 \$1,980,000





1ST FLOOR DETAILS

- Event venue with banquet hall and bar area
- Outdoor patio seating
- Capacity for 150 occupants
- Commercial kitchen formerly used for catering business
- 5 walk-in coolers/freezers
- 1 dock door and 2 drive-in doors
- Abundant storage for tables/chairs/dry goods



1ST FLOOR PHOTOS



2ND & 3RD FLOOR DETAILS

- Loft-style living spaces
- Polished concrete floors and exposed brick
- Great window lines with abundant natural light
- Commercial grade kitchens

2nd Floor

- Approximately 3,600 sf apartment
- 2 bedroom & 2 full baths
- Currently used as an Airbnb
- Approximately 2,400 sf unfinished area with plumbing rough-in
- Could finish for additional apartment(s)

3rd Floor

- Approximately 6,400 sf full-floor apartment
- 3 bedroom & 3 full baths
- Large walk-in closets
- Rooftop deck with great views



2ND & 3RD FLOOR PHOTOS

