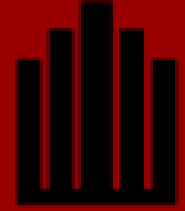


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FOR SALE: \$795,000.00



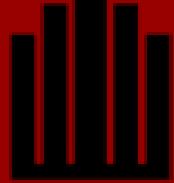


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PROPERTY HIGHLIGHTS

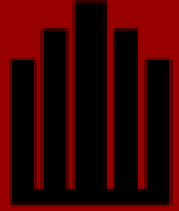
- 10,000 SF (approx) mixed-use building in the Southwest Garden neighborhood
- Rare opportunity to acquire a unique property that has been home to the iconic Gringo Jones Imports retail business for 30 + years
- Ideal for an owner-user or investor seeking a well-located asset allowing commercial, residential, and multifamily uses
- Excellent visibility and street presence along Shaw Blvd in a high-traffic corridor near the intersection of Vandeventer and I-44
- Located in the highly desirable Southwest Garden neighborhood, just steps from the Missouri Botanical Garden, offering consistent foot traffic and strong community appeal
- Surrounded by strong demographics, historic architecture, and vibrant neighborhoods including Shaw, The Hill, Southwest Garden, and Tower Grove
- Seller will require a 4-month leaseback for business closeout sale
- Zoning: Commercial / Multifamily / Residential
- 2025 Property Taxes: \$3,372.98





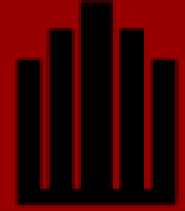
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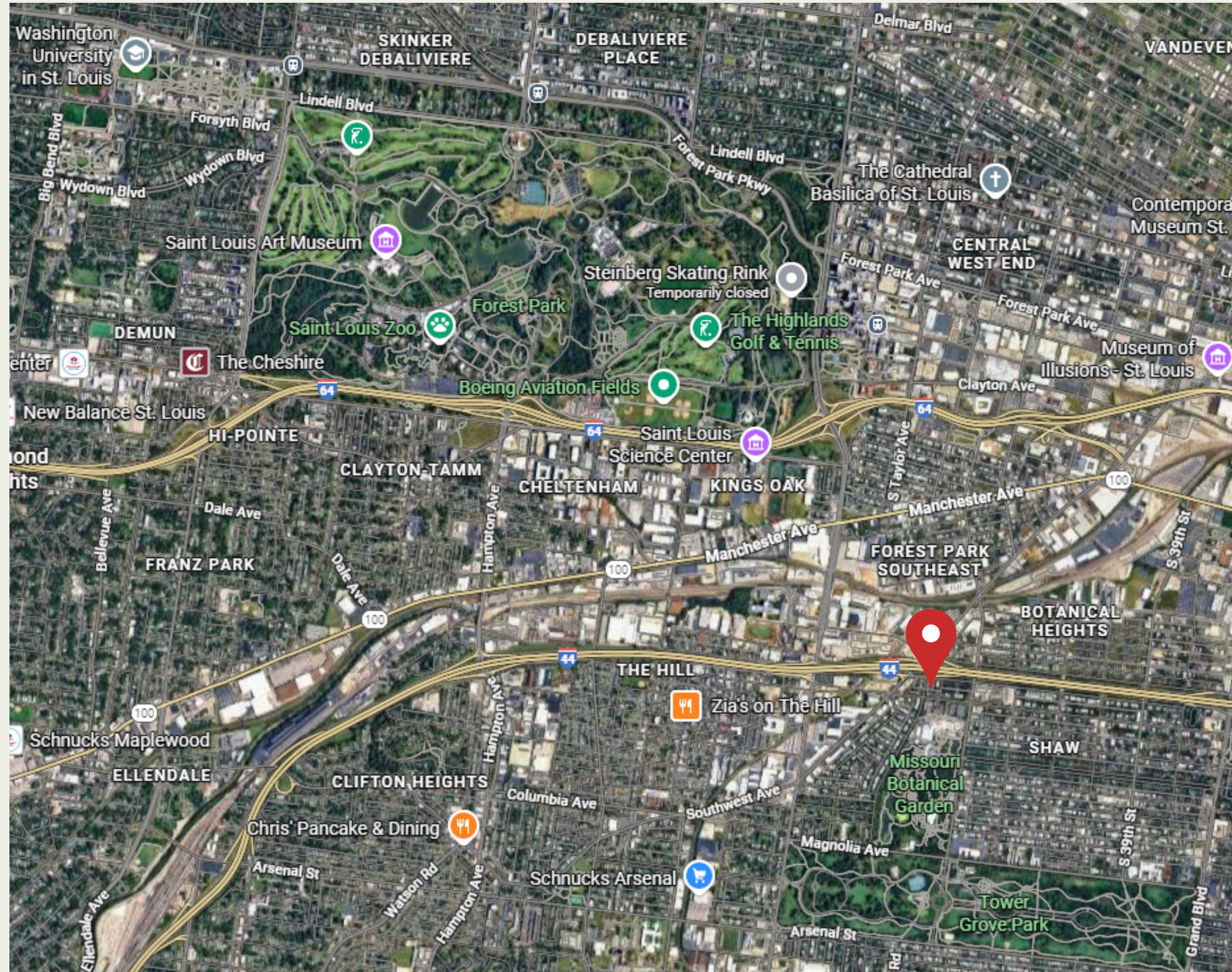
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