Net Leased Charter School & Redevelopment Property For Sale City of St Louis, Missouri

3740-3760 Marine Avenue, City of St Louis, MO 63118

~~$2,000,000~~
Price reduced to: $1,750,000

Built in 1929, Renovated in 2010

Four story brick construction

1.16 acre site located in the Marine Villa area of St Louis

63,632± SF

Currently operating as a charter school with 1 year remaining on the lease. Tenant has a right to purchase the property.

Building is located in an Opportunity Zone.

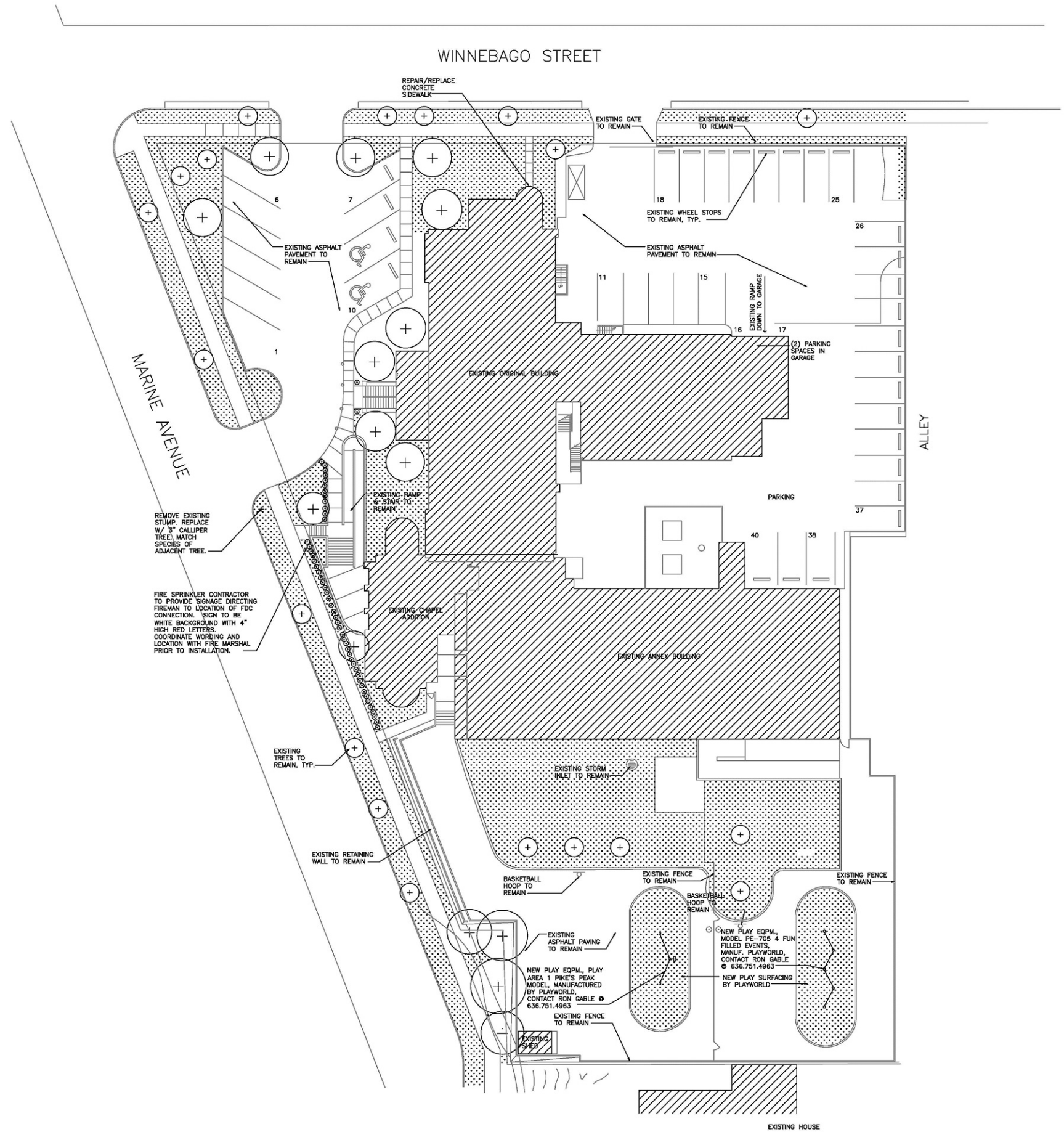
Former Salvation Army Hope Center with additional plumbing lines in place.

STEPHEN FRANK ASSOCIATES, LLC
1034 South Brentwood Blvd., Suite 300
St Louis, Missouri 63117

Phone: 314.863.3700
Cell: 305.812.2949
Fax: 866.595.8358

STEPHEN FRANK ASSOCIATES, LLC

no verification has been made of the above information. no representation or warranty is made as to the accuracy thereof, and it is submitted subject to prior sale or lease, corrections, errors, omissions, change of price, rental, or other conditions, or withdrawal from the market without notice



1 SITE PLAN
SCALE: 1/16" = 1'-0"

SPACE
3130 SUTTON BLVD.
ST. LOUIS, MO 63143
P 314.647.2020
F 314.647.2026
WWW.SPACE-STL.COM

DATE:

100% CONSTRUCTION DOCUMENTS FOR:

IMAGINE-MARINE
K-5 ELEMENTARY SCHOOL
3740 Marine Ave.
St. Louis, MO 63118

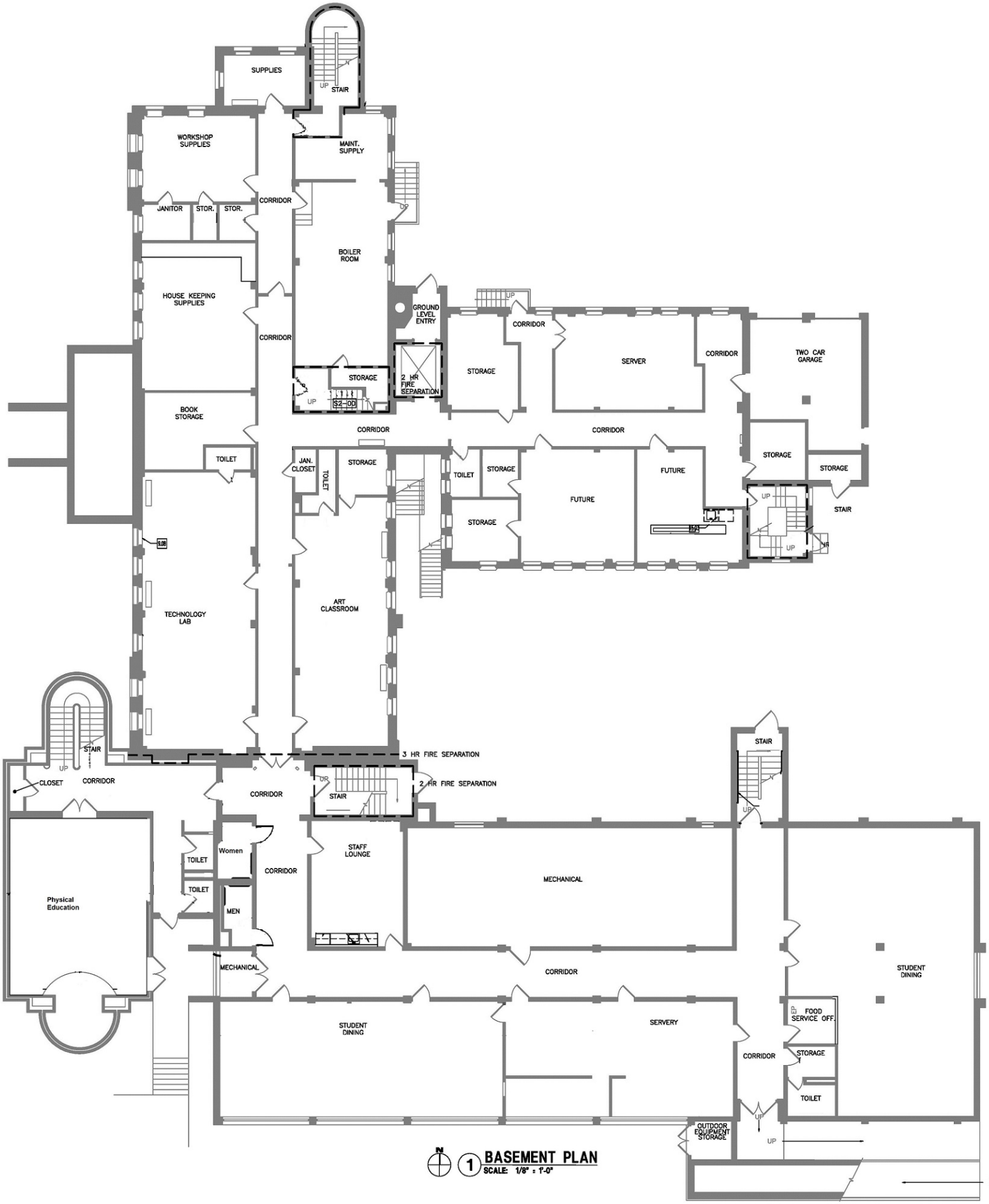
CONTACT:
Space, LLC
314-647-2020
space@space-stl.com

REVISIONS.

NO.	ITEM	DATE

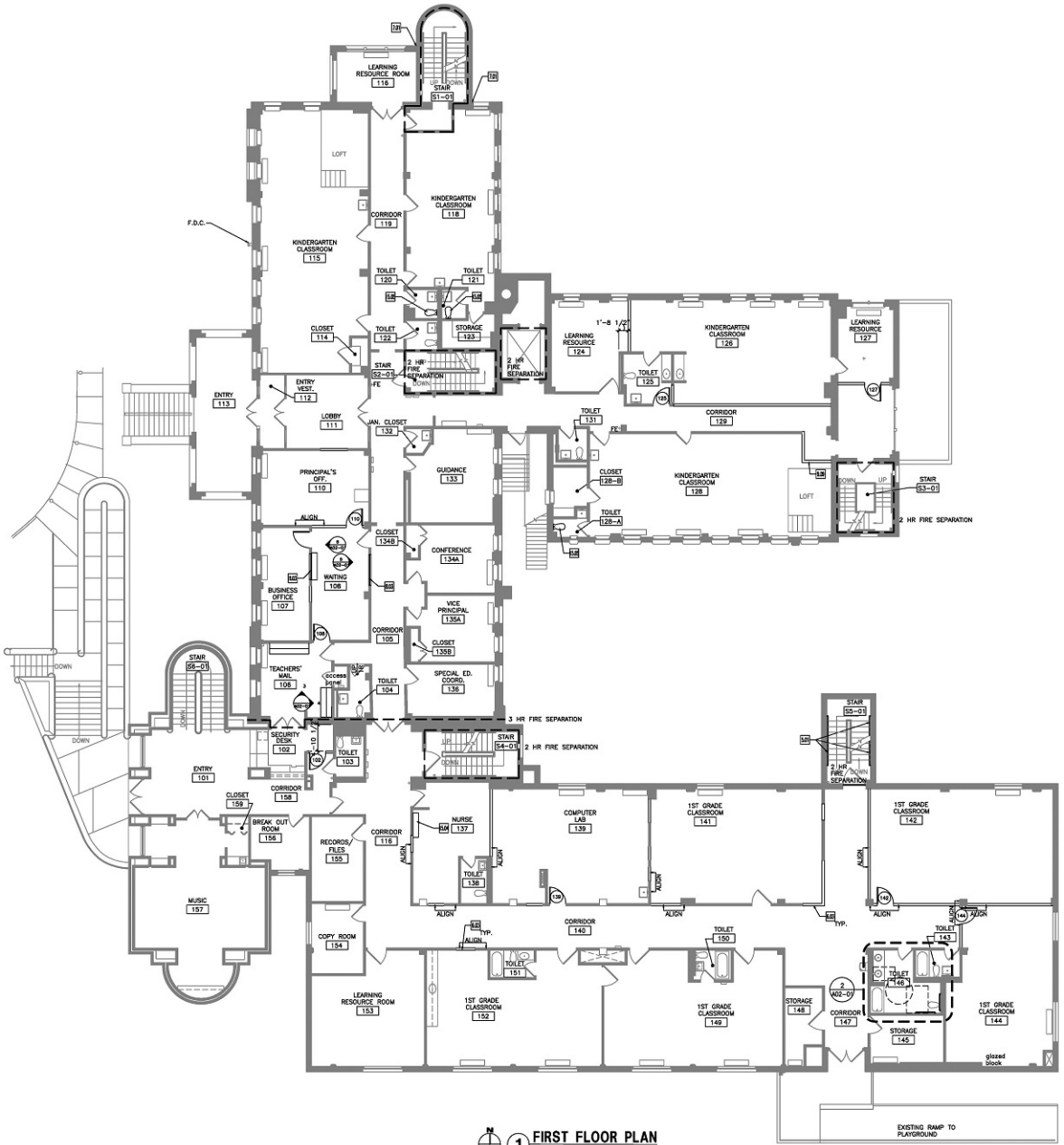
SHEET NO.
A01-01
ARCHITECTURAL SITE PLAN

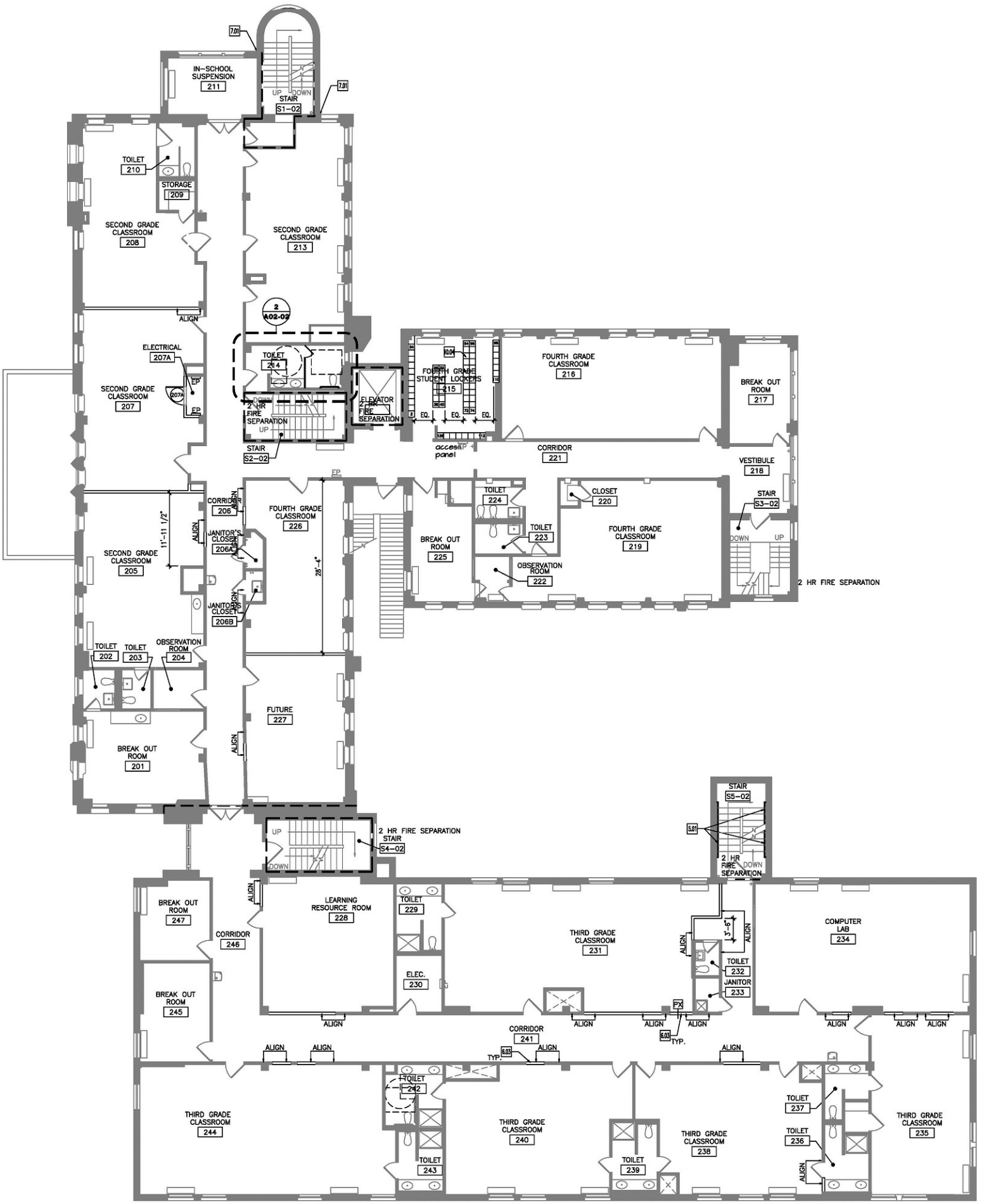
ISSUE DATE 01-19-07
PROJECT NO. 06-063



1 BASEMENT PLAN

SCALE: 1/8" = 1'-0"


LEARNING RESOURCE ROOM 116
STAIR 51-01
UP
DOWN
LOFT
KINDERGARTEN CLASSROOM 118
CORRIDOR 119
F.D.C.
KINDERGARTEN CLASSROOM 115
TOILET 120
TOILET 121
CLOSET 114
TOILET 122
STORAGE 123
STAIR 52-01
2 HR FIRE SEPARATION
FE
ENTRY 113
ENTRY VEST. 112
LOBBY 111
JAN. CLOSET 132
PRINCIPAL'S OFF. 110
GUIDANCE 133
ALIGN
CLOSET 134B
CONFERENCE 134A
WAITING 108
BUSINESS OFFICE 107
VICE PRINCIPAL 135A
CORRIDOR 105
CLOSET 135B
STAIR 56-01
TEACHERS' MAIL 106
access panel
TOILET 104
SPECIAL ED. COORD. 136
3 HR FIRE SEPARATION
SECURITY DESK 102
TOILET 103
STAIR 54-01
2 HR FIRE SEPARATION
ENTRY 101
CORRIDOR 158
CLOSET 159
BREAK OUT ROOM 156
RECORDS/ FILES 155
CORRIDOR 116
NURSE 137
COMPUTER LAB 139
1ST GRADE CLASSROOM 141
1ST GRADE CLASSROOM 142
MUSIC 157
TOILET 138
ALIGN
TYP.
COPY ROOM 154
CORRIDOR 140
TOILET 150
TOILET 143
TOILET 151
TOILET 146
LEARNING RESOURCE ROOM 153
1ST GRADE CLASSROOM 152
1ST GRADE CLASSROOM 149
STORAGE 148
CORRIDOR 147
STORAGE 145
1ST GRADE CLASSROOM 144
glazed block
EXISTING RAMP TO PLAYGROUND
LEARNING RESOURCE 124
KINDERGARTEN CLASSROOM 126
TOILET 125
LEARNING RESOURCE 127
CORRIDOR 129
TOILET 131
CLOSET 128-B
KINDERGARTEN CLASSROOM 128
TOILET 128-A
LOFT
STAIR 53-01
2 HR FIRE SEPARATION
STAIR 55-01
2 HR FIRE SEPARATION
N
1 FIRST FLOOR PLAN



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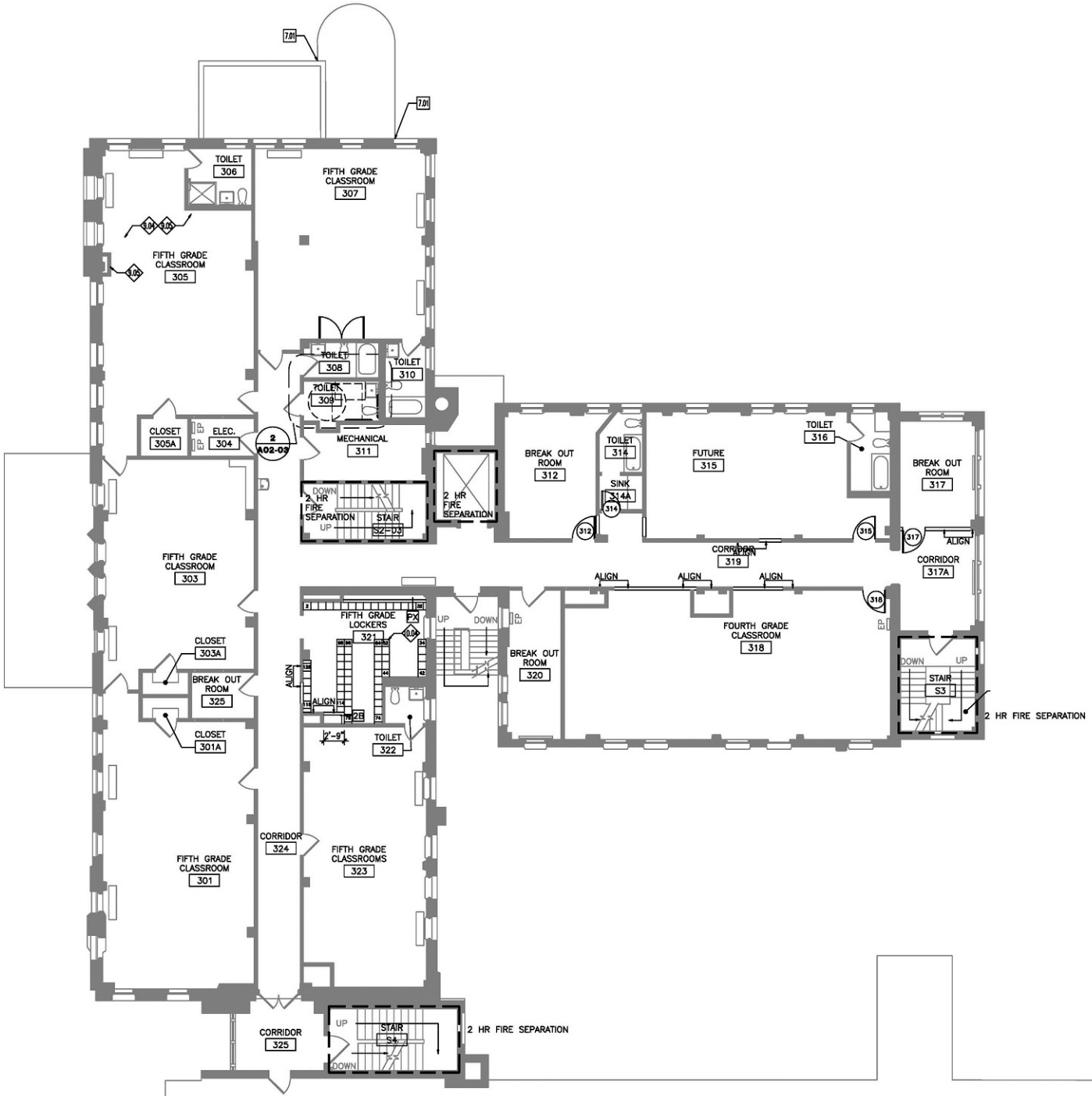
1 SECOND FLOOR PLAN



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1 THIRD FLOOR PLAN

INFORMATION ON MARINE VILLA

Marine Villa is a historic neighborhood of St. Louis, Missouri. The neighborhood is located just south of the large Anheuser-Busch Brewery complex along the bluffs of the Mississippi River. It is further defined by Cherokee Street's Antique Row on the north, Gasconade Street on the south, South Broadway and Jefferson Avenue on the west, and the Mississippi River on the east.

The Marine Villa neighborhood lies along the Mississippi River, just a few miles south of downtown St. Louis. Originally part of the St. Louis Commons, this area was subdivided and gridded in 1855, with many of the early developments in the neighborhood being small farms and brickyards. Some of the oldest buildings in the neighborhood are small frame and brick farmhouses built in the 1860s, many in the form of a flounder house, a simple but unique vernacular home, often of one-and-a-half stories with a shed roof. With the construction of Carondelet Avenue, a north/south roadway, Marine Villa was able to continue developing as the city's population grew and expanded from the downtown core. The Lemp Brewery relocated from downtown to the northern edge of the Marine Villa neighborhood in the 1860s, and the neighborhood saw an influx of German immigrants who came to the neighborhood to work at several of the nearby breweries, including Lemp, Anheuser-Busch, and the Cherokee Brewery.

In 1890 the streetcar came through the neighborhood, creating an explosion in population and construction. Most of those buildings are still standing, and give the neighborhood its dense, diverse and historic architectural character. Along with the streetcar route, bustling commercial districts developed along Cherokee Street, South Broadway and Jefferson Avenue. Constructed entirely of brick, most of these commercial buildings are of two or three story construction, with first floor storefronts and residences above. Many are used today as they were originally intended, with small businesses occupying the first floor. These commercial districts are now home to the Chippewa-Broadway Business Association and the Cherokee Antique Row District. Surrounding the shopping districts the neighborhood is characterized by single and multi-family historic brick homes, built primarily in the late 19th and early 20th centuries. These homes exhibit a range of architectural styles, including Second Empire, Queen Anne, Italianate, Craftsman, and many localized and vernacular interpretations of the more recognized styles.

The area is a experience a renaissance of interest with redevelopment of properties and many start-up businesses investing in the area

Additional information on this area can be found at:

- The Marine Villa Website:.....https://www.marinevilla.org/
- The Marine Villa Instagram page:.....https://www.instagram.com/marinevillastl/
- The Marine Villa Facebook page: .....https://www.facebook.com/MarineVilla/
- The Marine Villa Twitter page:.....https://twitter.com/marinevillastl