

FOR SALE

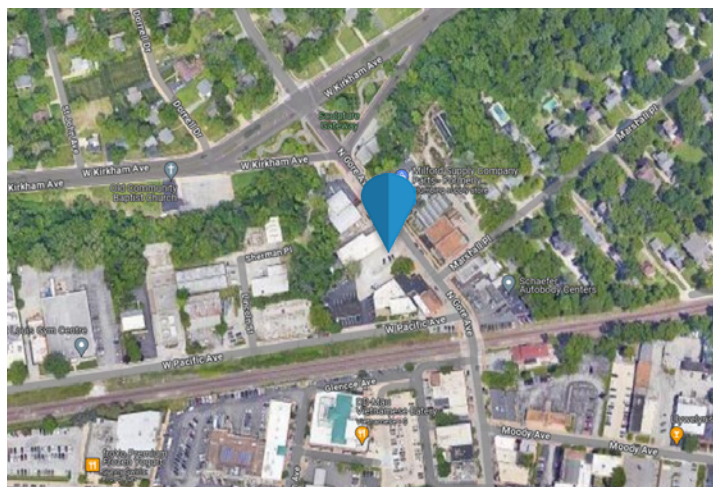
69 North Gore
Webster Groves, MO 63119



- Rare Owner/User Opportunity
- Office/Warehouse
- 6,472+/-SF on 11,979+/-SF Lot
- Reception Area with Two Private Offices and Restroom
- Break Room/Coffee Station
- Additional Office Area

- Warehouse with Truck High Loading Dock
- Large Conference Room/Office in Rear of Building and Restroom

Price: \$1,250,000



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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.





Market

The City of Webster Groves is a predominantly residential community located in southeastern St. Louis County. Webster Groves has its origins as five separate communities along adjacent railroad lines. Webster, Old Orchard, Webster Park, Tuxedo Park, and Selma merged in 1896 in order to implement public services and develop a unified city government. The City of Webster Groves has received a great deal of attention for its suitability as a place to live, work and raise a family, as well as recent acclaim as a culinary destination.

Webster Groves was named as Missouri's 2013 Creative Community by the Missouri Arts Council. The City is known for its long-standing foundation in the arts, with cultural anchors such as The Repertory Theatre of St. Louis, Opera Theatre of St. Louis, The Community Music School and Webster University.

The National Council for Home Safety and Security has named Webster Groves as Missouri's safest city.

In 2021, Webster Groves was named as Missouri's safest city by the National Council for Home Safety and Security. The City logged a crime rate just above 1 per 1,000 in 2018, while its property crime rate is just one-third of the national rate.

	2 Mile	5 Mile
Average Household Income	\$129,234	\$112,821
Population	49,274	269,156



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