



## *Pegasus Investments*

Division of MRA Investments, Inc.

15915 Ventura Boulevard, Penthouse Two

Encino, California 91436

<http://www.pegasusnnn.com>

Telephone (818) 981-4910

Facsimile (818) 990-0268

[info@pegasusnnn.com](mailto:info@pegasusnnn.com)

**PROPERTY AVAILABLE / FOR SALE OR LEASE**  
**FORMER BURGER KING**  
**Restaurant Building**  
**1340 South 7<sup>th</sup> Street, St. Louis, Missouri**

For sale at \$458,000; For lease \$4,000 NNN per month.

The property features a 2,386 square foot free-standing restaurant situated on approximately 29,147 square feet (.669 acres) of land. One of the property highlights is the drive-thru which is "grandfathered in". The city of St. Louis no longer permits drive-thrus in this area.

The property is located at the corner of 7<sup>th</sup> Street and Park (at Broadway). It is a few blocks west of the Mississippi River in the downtown Soulard area, an office-industrial area about one-half mile from the football and baseball stadiums. The site is very close to major industries – Anheuser Busch Brewery, Ralston Purina and Eveready Battery. In the immediate area are a large Ford Truck dealer, Wells Fargo Bank, Quiznos, 2 credit unions, a uniform cleaning company, hotel and restaurant supply business, and Budget, among others.

Interstate 55, as it runs almost across the top of the property, had a 2007 traffic count of 105,215 cars per day.

Information is from sources considered reliable but is **not** warranted nor guaranteed. Property subject to prior sale and changes. All information should be researched and verified during the contingency/escrow period.

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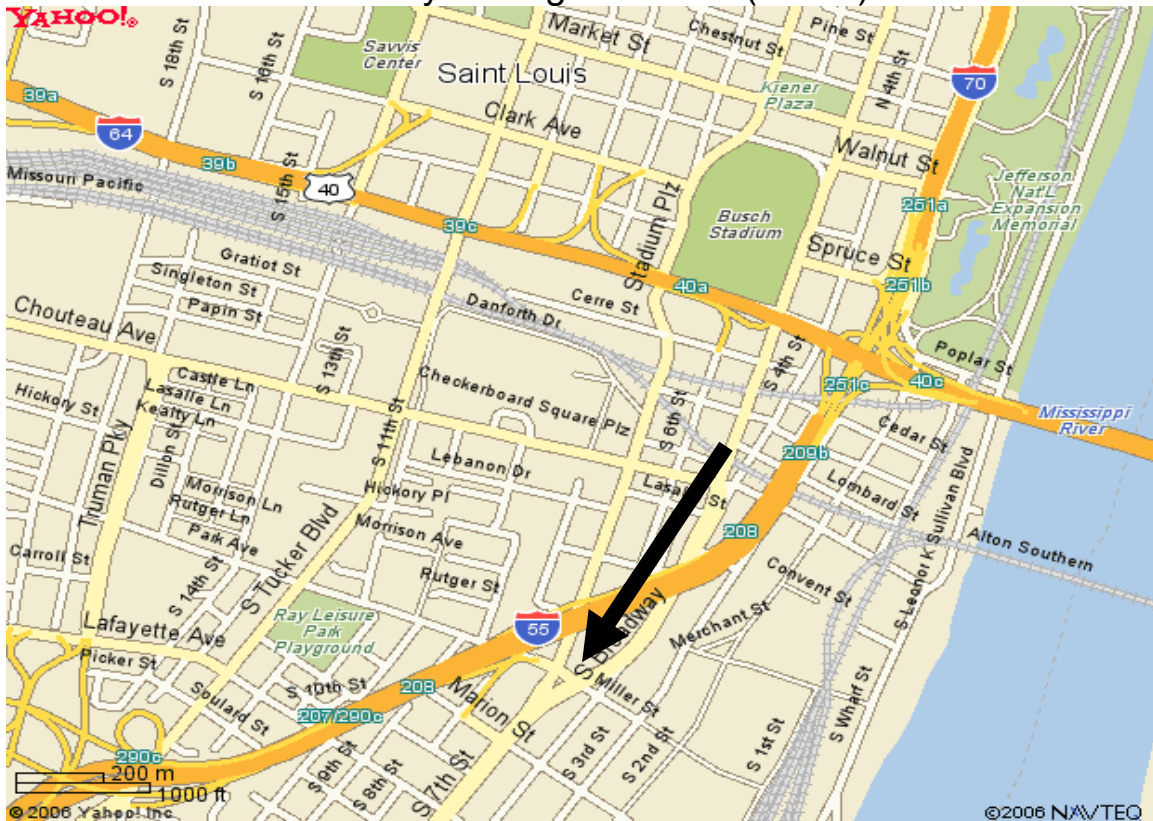
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View from Broadway looking northwest (above)



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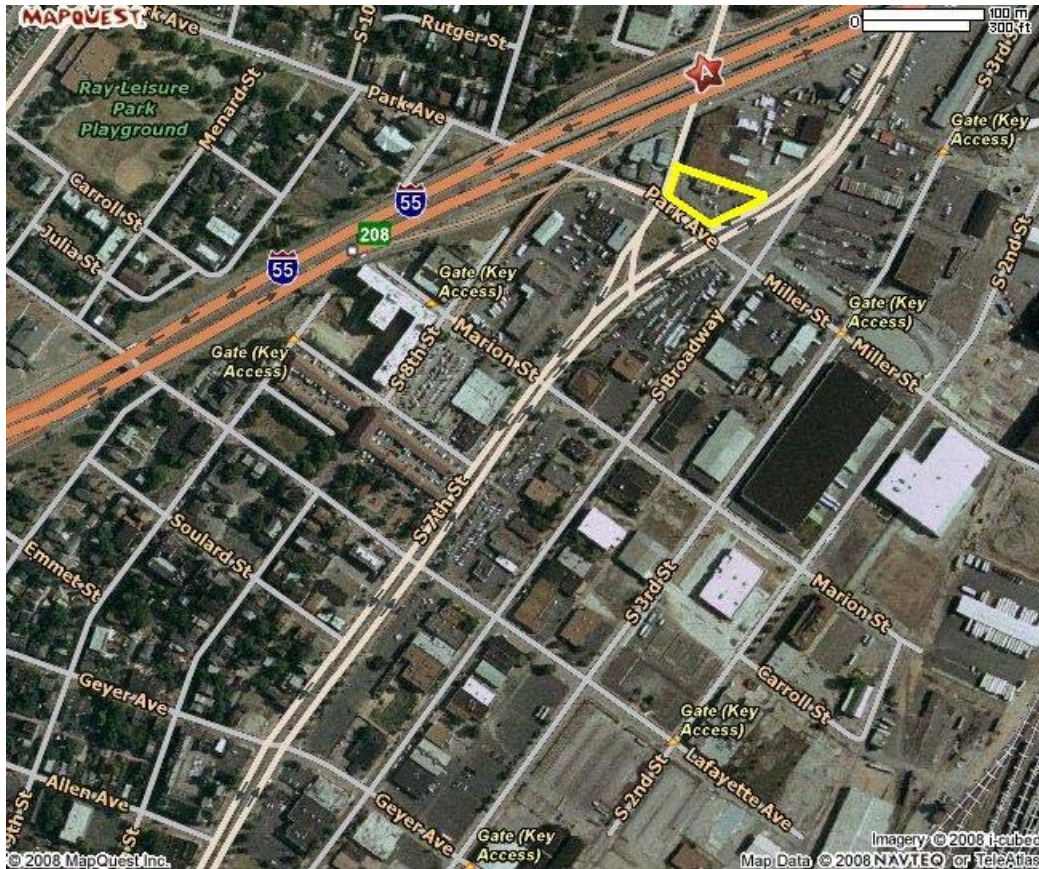
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