



## 9<sup>TH</sup> STREET ABBEY + THE RECTORY

1808 & 1804 S. 9<sup>TH</sup> STREET SAINT LOUIS, MO 63104

21,948 SQUARE FOOT HISTORICAL BUILDINGS  
IN THE HEART OF SOULARD

PROPERTY IS BEING SOLD AS IS  
WITH NO REPRESENTATIONS OR  
WARRANTIES



# 9<sup>TH</sup> STREET ABBEY + THE RECTORY

## DEMOGRAPHICS - ABOUT SOULARD

PLEASE CONTACT:

L<sup>3</sup> CORPORATION


REBECCA THESSEN

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## POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 11,507	<u>3 MILES</u> 104,675	<u>5 MILES</u> 246,073
HOUSEHOLDS		<u>1 MILE</u> 5,881	<u>3 MILES</u> 46,242	<u>5 MILES</u> 109,509
AVG HH INCOME		<u>1 MILE</u> \$90,486	<u>3 MILES</u> \$72,617	<u>5 MILES</u> \$68,188

VIEW &  
DOWNLOAD:

DEMO REPORT



# Soulard



One of the oldest communities in the city located less than two miles south of Downtown Saint Louis, Soulard is today an economically and culturally diverse community. Soulard is made up of a residential neighborhood whose many businesses include restaurants, bars, and the North American headquarters of Anheuser-Busch, which houses the St. Louis Brewery. The area is named for Antoine Pierre Soulard, a pioneer Frenchman who first came to the area in the late 1790s as a surveyor for the King of Spain.

The original housing stock of Soulard dates from the mid- to late-1800s and exhibits a range of architectural styles that include Second Empire, most identifiable by the characteristic Mansard roof, Federal-style Pre-Victorian row houses, alley houses and the rare and unique half-flounder houses. The French-influenced 19th century architecture also features the second-story wrought iron balconies that adorn so many of the residences, business and churches. The neighborhood applied for and was granted its historic designation on December 26, 1972.

Known for its blues scene, buzzing Soulard has raucous bars with live music alongside casual pizzerias, down-to-earth Southern Restaurants and seafood spots serving oysters and crawfish. Today, the nearly 40 bars, restaurants and quirky shops that are scattered throughout the narrow tree-lined streets, are housed in century-old two-story brick row houses and every one of them has an elaborate outdoor courtyard, patio or sidewalk area from which to enjoy the amenities.

The area's lively annual Mardi Gras Parade, the third largest in the world, draws big crowds and generates about \$20 million for the local economy every year.

Established in 1779 and thus oldest farmer's market west of the Mississippi, Soulard Farmers Market has more than a hundred merchants including farmers, produce vendors, meat shops, spice shops, florist shops, and food stalls.



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## SOULARD MAP

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S  
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D

1400 RUSSELL  
APARTMENTS



McGURK'S



MOLLYS  
IN SOULARD



BOGART'S  
SMOKEHOUSE



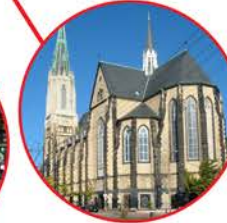
9<sup>th</sup> Street Abbey  
+ The Rectory



SOHO  
APARTMENTS



SOULARD  
FARMERS MARKET



SAINTS PETER &  
PAUL CATHOLIC  
CHURCH



HAMMERSTONE'S



STEELYARD  
APARTMENTS



BIG DADDY'S SOULARD

ANHEUSER-BUSCH  
ST. LOUIS  
BREWERY



PROPERTY IS LOCATED IN THE  
HEART OF HISTORIC SOULARD  
DISTRICT. EASY ACCESS OFF  
BROADWAY, LAFAYETTE, AND  
RUSSELL. PAVED PARKING LOT  
WITH DESIGNATED PARKING AND  
STREET PARKING AVAILABLE.



# 9<sup>TH</sup> STREET ABBEY + THE RECTORY

9<sup>TH</sup> STREET ABBEY - 1808 S. 9<sup>th</sup> Street

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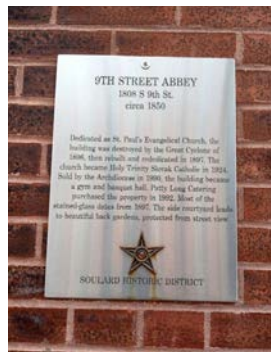
## 9<sup>th</sup> Street Abbey



- 18,930 sq. ft. building on 0.28 acres
- Currently operating as a premiere event space with a guest capacity of up to 240
- Large event space in sanctuary area with cathedral vaulted ceilings and original stained glass
- Large, A-rated commercial kitchen with 38 ft. hood, 17 ft. serving table, and walk-in freezer & 3 walk-in refrigerators
- Includes a second level luxury 4 beds/ 1.5 bath loft residential unit known as the “Schoolhouse.”
- Additional lower-level space available with two 3-stall restrooms, commercial washer and dryer unit, and storage area
- Built in 1885

### Historical Marker Inscription:

*Dedicated as St. Paul's Evangelical Church, the building was destroyed by the Great Cyclone of 1896, then rebuilt and rededicated in 1897. The church became Holy Trinity Slovak Catholic in 1924. Sold by the Archdiocese in 1990, the building became a gym and banquet hall. Patty Long Catering purchased the property in 1992. Most of the stained-glass dates from 1897. The side courtyard leads to beautiful back gardens, protected from street view.*



CLICK HERE FOR  
MORE PICTURES:

PICTURES



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 9<sup>TH</sup> STREET ABBEY + THE RECTORY

## THE RECTORY - 1804 S. 9<sup>th</sup> Street

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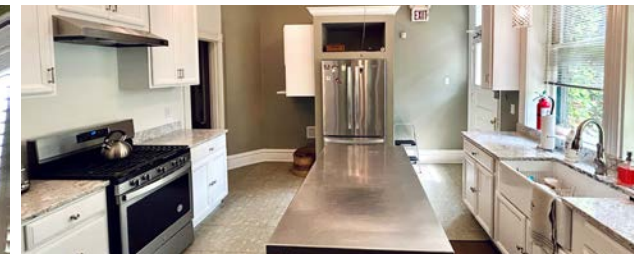
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## The Rectory



- 3,018 sq. ft. residential building on 0.03 acres
- Contains a three-story 5 bedrooms with 9 beds / 2.5 bath spacious home with rear courtyard. Currently operating as an Airbnb. ([Airbnb link](#))
- Built in 1910



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## MARKET AERIAL - SOUTH CITY SAINT LOUIS

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