

Former ConnectCare site on the sale block



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A six-acre property on Delmar Boulevard that once housed [St. Luke's Hospital](#) and more recently was the site of now-bankrupt St. Louis ConnectCare has been put on the market for \$12 million.

The property, at 5467-5539 Delmar Blvd., is being marketed by Gershman Commercial Real Estate, which put together a redevelopment concept for the site that includes retail shopping and some 200 residential units. Gershman was tapped last month by the St. Louis Development Corp., according to Gershman's Senior Vice President [Steve Symsack](#), who is marketing the site with Lily Seymour.

City property records show the current owner is the Land Clearance for Redevelopment Authority (LCRA).

"What's intriguing about the project is, you have the high-growth moving east from the Loop down Delmar (and) you've got the growth on Kingshighway," Symsack said. "It's the middle of where these two growth areas are starting to converge."

In all, the site includes 500,000 square feet of building space.

The property itself has historic significance: The first buildings were built in 1904, with additions in the 1950s and 1960s. Residences for nurses and doctors were added in 1959 and a medical office building was added in 1964.

In 1973, when St. Luke's Hospital moved to its current location in West County, St. Louis Regional Medical Center moved in, followed by St. Louis ConnectCare in 1998.

ConnectCare, which provided outpatient medical care to the needy, [filed for bankruptcy in mid-December](#), listing assets and liabilities that each ranged from \$1 million to \$10 million.

Symsack said the property could be sold in pieces, including

- 5535 Delmar, with 300,000 square feet, for \$8.5 million;
- 5559 Delmar, with 52,680 square feet, for \$1.45 million;
- 5467 Delmar, with 27,091 square feet, for \$250,000;
- 5505 Delmar, a 50,000-square-foot medical office building, for \$2.5 million; and
- 5501 Enright Ave., with 5.13 acres, for \$550,000.

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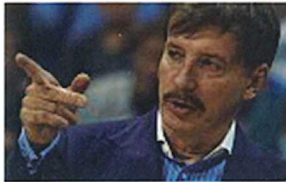
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