

# FOR SALE

## 8,500 SF Office / Service Building

11801 West Florissant Ave, Florissant MO 63033

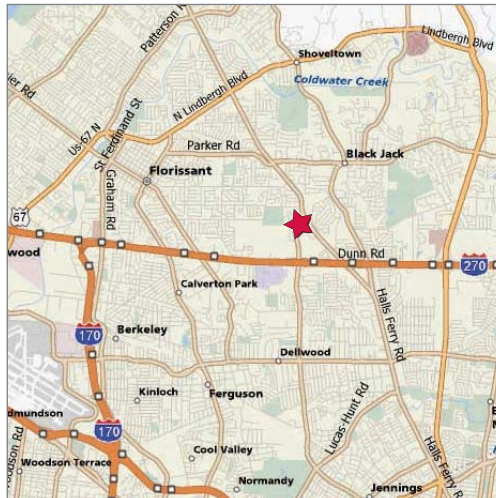


### Property Highlights

- 8,500 SF office / service building
- 1,750 SF office
- 2.77 acre oversized lot
- Large paved surface
- 8-12'x14' drive-in doors (drive through building)
- 600 amp / 3 phase
- 15' ceilings
- Floor drains & oil / water interceptor
- Shop air & water throughout service bays
- Ideal fleet service / contractor facility
- Easy access to / from I-270

### New Sale Price

~~\$720,000~~ \$425,000



Commercial Real Estate Services, Worldwide.

### Contact

Andy C. Murphy, CCIM  
314 994 4093  
amurphy@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 Fax 314 994 4088  
www.naidesco.com

# AERIAL VIEW

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