

FOR SALE

2,447 SF Commercial Building

1049 First Capitol Dr, St. Charles MO 63301

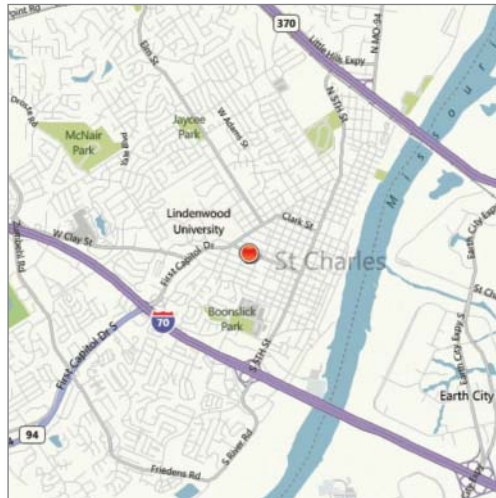


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	13,951	63,416	120,882
Households	5,640	26,850	49,557
Avg HH Inc.	\$58,288	73,960	77,558

Traffic Counts

- 15,400+ VPD on First Capitol Dr



Property Highlights

- 2,447 SF stand alone building with newly remodeled 600 SF 2nd floor apartment for a great live-work combination or 2nd income source
- Ideal for attorney, accountant, hair salon or internet business
- Walking distance to Lindenwood U
- Includes signage & off-street parking

New Sale Price

\$178,500



Commercial Real Estate Services, Worldwide.

Contact

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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.

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