

FOR SALE

7,584 SF Office Building

1060 Country Club Rd, St. Charles MO 63303

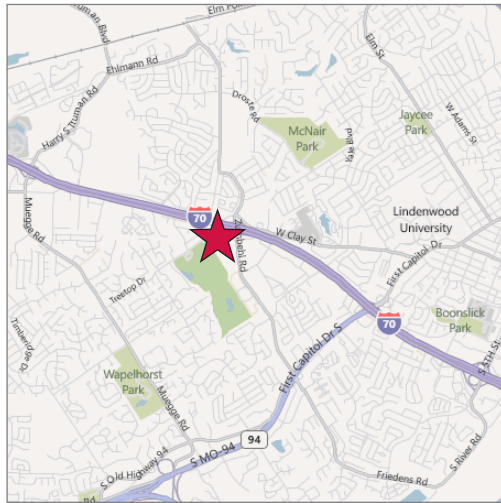


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	13,385	86,358	141,014
Households	5,815	35,341	55,626
Avg HH Inc.	\$63,757	66,067	69,054

Traffic Counts

- 12,984 VPD on Country Club Rd
- 117,181 VPD on I-70



Property Highlights

- 7,584 SF building on 1.03 acres
- 2-story class B multi tenant office building
- Currently 100% leased with the opportunity for new owner to occupy 2,100 SF or lease back to current owner/tenant
- 56 parking spaces
- Monument signage available
- Great access to I-70
- Zoned C-2 General Business
- Built in 1999

New Sale Price

\$825,000

Contact

NAIDESCO
Commercial Real Estate Services, Worldwide.

N. Nadine Boon
314 994 2326 Direct
314 608 9899 Mobile
nboon@naidesco.com

Brenda Lowder
314 994 2327 Direct
314 952 5238 Mobile
blowder@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 | info@naidesco.com

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