

FOR SALE

Investment - Owner-User / Multi-Tenant Opportunity



1008-1010 Locust St. St. Louis, MO 63101

- 16,800± Sq. Ft. 4-Story Building
- Meticulously Renovated Office/Retail Building
- 4,200± Sq. Ft. Floor Plates
- Designed for 5 Tenants
 - **1st Floor Coleman Dental -
Leased through Feb 28, 2033
\$60,000.00 Annual Rent**
 - 1st Floor | “Tiny Bar” - Available
 - 2nd Floor | 4,200± Sq. Ft. - Available
 - 3rd Floor | 4,200± Sq. Ft. - Available
 - 4th Floor | 4,200± Sq. Ft. - Available
- Each Floor has mix of Offices,
Open Workstation Areas and a
Conference Room
- Gorgeous Private Restroom on each Floor
- Each Floor has a Full Kitchen
- Passenger and Freight Elevators
Serve All Floors
- Exposed Brick and Timber Construction
- Secure Building Access with Keypad Entry
- Full, Finished Basement w/Storage,
Offices, and “Safe” Vault

For Sale: \$1,525,000.00
(\$90.70 / Sq. Ft.)

Contact: Patrick T. McKay
ptmckay@hillikercorp.com



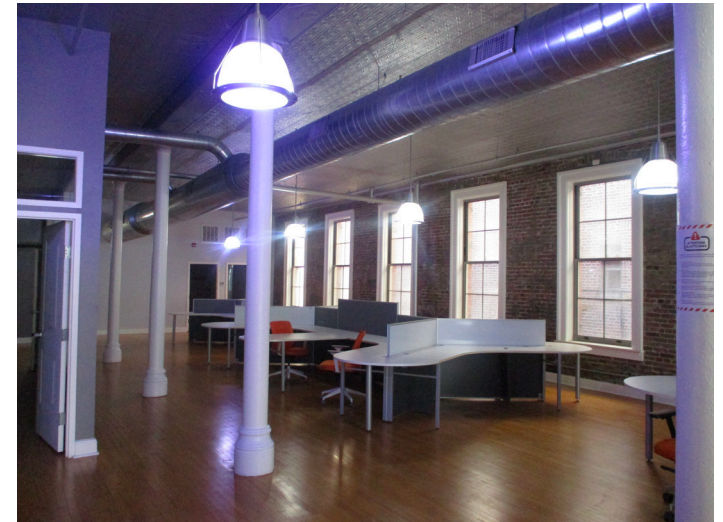
Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com



314-781-0001

Individual Memberships in the Society
Of Industrial and Office Realtors

1008-1010 Locust St. St. Louis, MO 63101



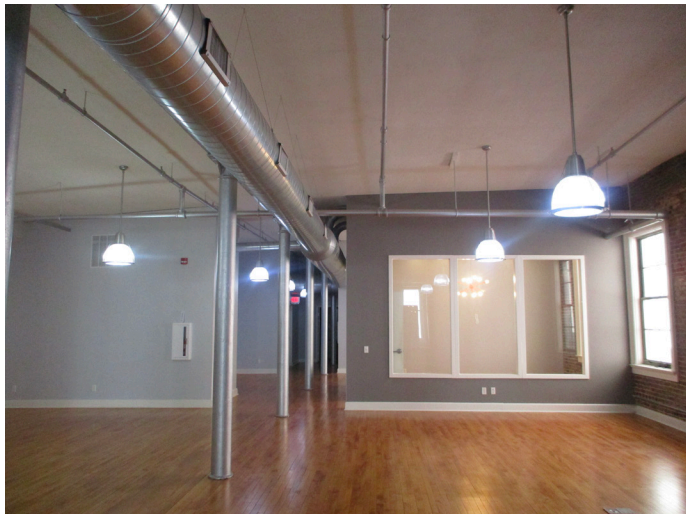
Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com



314-781-0001
Individual Memberships in the Society
Of Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representations is made to environmental or other conditions of property. We recommend purchaser investigate fully.

**1008-1010 Locust St.
St. Louis, MO 63101**



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com



314-781-0001
Individual Memberships in the Society
Of industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representations is made to environmental or other conditions of property. We recommend purchaser investigate fully.