



**McKELVEY
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005



10050 SAINT CLAIR AVE

FAIRVIEW HEIGHTS, IL 62208

FOR SALE OR LEASE

EXCLUSIVELY LISTED BY:



DANIEL FLAIZ

INVESTMENT SALES BROKER
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
dflaiz@mckelveyproperties.com
Mobile: 314.267.8086
Office: 636.669.9111

TURN-KEY CONEVENIENCE STORE WITH KITCHEN | SALE PRICE: \$450,000 | LEASE RATE: \$18.00 NNN | 2,500 SQFT

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This turnkey convenience store at 10050 St. Clair presents an exceptional investment opportunity, featuring a fully equipped commercial kitchen that allows for a diverse range of food and beverage offerings. Located in a high-traffic area, the store benefits from excellent visibility and accessibility, attracting a steady flow of potential customers.

The surrounding market demonstrates strong demand for both retail and food service options, supported by a growing population and nearby businesses. With the infrastructure in place for snacks, beverages, and freshly prepared meals, this store is well-positioned for success.

Investors can capitalize on the existing setup to generate cash flow quickly, making this a promising opportunity for those looking to enter a thriving market with significant growth potential.



PROPERTY HIGHLIGHTS

- Full Commercial Kitchen and Hood
- Operating Walk-In Coolers
- Turn-Key Interior Store Buildout
- Located on 4-Way Intersection Corner

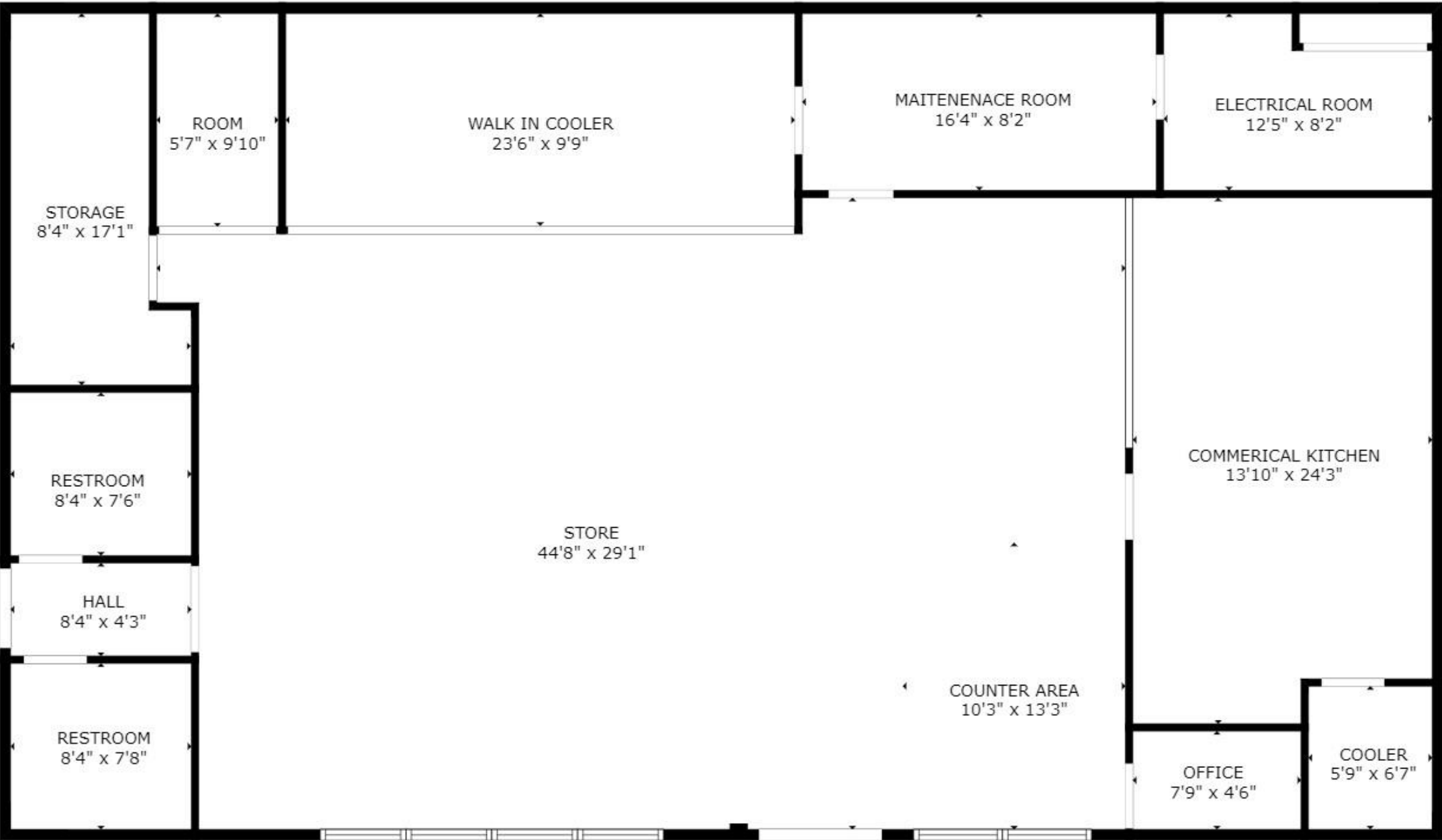
Sale Price:	\$450,000
Property Address:	10050 Saint Clair Avenue
City, State, Zip Code:	Fairview Heights, IL 62208
Property Type:	Commercial
Building:	2,500 SQFT
Lot Size:	.65 Acres
Zoned:	Improved Commercial
Parking:	Private Parking Lot



AERIAL



STORE LAYOUT





ST. CLAIR COUNTY, ILLINOIS MAJOR EMPLOYERS

COMPANY	EMPLOYEES
Scott Airforce Base	13,000
Amazon Inc.	4,100
SIUE	3,500
Hospital Sisters Health System	2,350
SWIC	1,403
US Steel	1,200
Phillips 66 Refinery	1,100
Alton Hospital	1,107
Gateway Regional	955
St.Clair County	850
Basler Electric	800
SSM Health	733

Source: <https://www.edcsc.com/selectstcharlescountymo/major-employers/>



10050 ST. CLAIR AVE

FAIRVIEW HEIGHTS, IL 62208

FOR SALE OR LEASE

EXCLUSIVELY LISTED
BY:



DANIEL FLAIZ

INVESTMENT SALES BROKER
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
dflaiz@mckelveyproperties.com
Contact: 314.267.8086
Office: 636.669.9111



17280 N Outer 40 Rd, Chesterfield, MO 63005

