

# USER/REDEVELOPMENT OPPORTUNITY

FOR SALE

4500 Washington Street  
St.Louis, MO 63033



# ABUNDANT POTENTIAL

This well known building is ready house another business with educational priorities, as it features multiple offices, classrooms, and meeting spaces.

## Potential Uses for this Property:

- Daycare
- Private School
- Public School
- Trade School
- Co-Working Space

Formerly Our Lady of Fatima Parish Church and School, the property was purchased by Lindenwood University in 2005 and converted to be their North County Campus.



## ABOUT FLORISSANT

[www.chooseflorissant.com](http://www.chooseflorissant.com)

**1140**

Businesses

**52,533**

Residents

**57+**

Retail Centers

**\$775M**

Yearly Gross  
Retail Revenue

**13+**

Square Miles

# PROPERTY FEATURES



- Building Size: 36,752 SF
- Three Story Building
- Large multi-purpose room / auditorium
- +12 classrooms
- Faculty offices
- Cafeteria/general purpose area
- Partial new roof
- Elevator served for ADA access



- Turn-key School Building or Redvelopment Opportunity
- Highly Visible Location
- Adjacent to 1-270

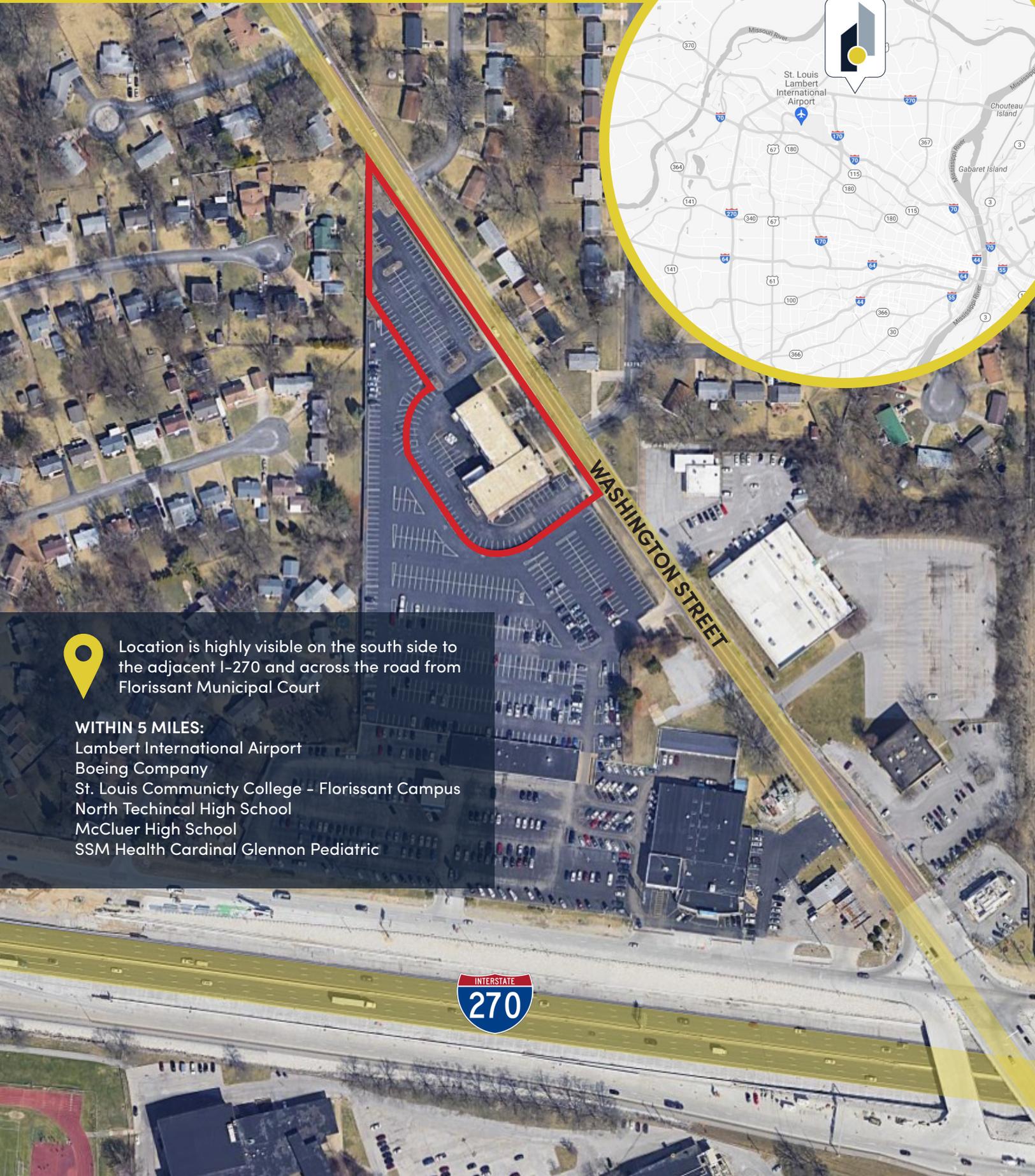
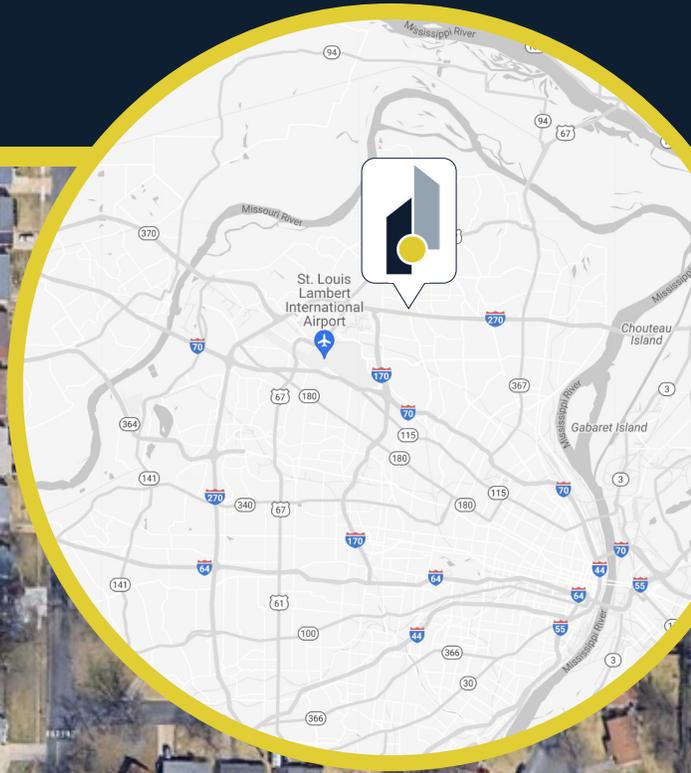


- 2.18 AC
- 3.4/1,000 SF Parking

**Contact  
Broker  
for Pricing**



# AERIAL VIEW



Location is highly visible on the south side to the adjacent I-270 and across the road from Florissant Municipal Court

- WITHIN 5 MILES:**
- Lambert International Airport
  - Boeing Company
  - St. Louis Community College - Florissant Campus
  - North Technical High School
  - McCluer High School
  - SSM Health Cardinal Glennon Pediatric



CONTACT THE BROKERS



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