

# FOR SALE

1821 Sherman Drive, St. Charles, MO, 63303

## PROPERTY SUMMARY

### OFFICE BUILDING


- 10,000 sf Office Building with 3 units available at ~2,000 sf ea.
- On Sherman Rd conveniently located just south off of I-70.
- Medical suite finished and ready to occupy.
- Currently has 1 tenant, property could be purchased vacant.
- Two level building
- Ample Parking
- Newer Roof
- **SALE PRICE:**  
**\$1,200,000.00**

#### Directions

Take I-70 West and exit onto S 1st Capitol Drive. At the light turn Left onto S 1st Capitol Drive. Next turn Left onto Sherman Dr. Destination will be on the right.



 Listing Agent **Dennis Tankersley**

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# PROPERTY PHOTOS

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