

# 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**

 Cell **636-352-8738**

 [tankersley@shockleycommercial.com](mailto:tankersley@shockleycommercial.com)



**501 First Capital Dr. Suite 5,  
St. Charles MO 63301**

 **Office 636-946-9753**

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

# PROPERTY PHOTOS

