

# TURN-KEY OWNER/USER OPPORTUNITY IN SOUTH COUNTY

FOR SALE

4142 Crescent Dr  
Saint Louis, MO 63129





# PROPERTY FEATURES



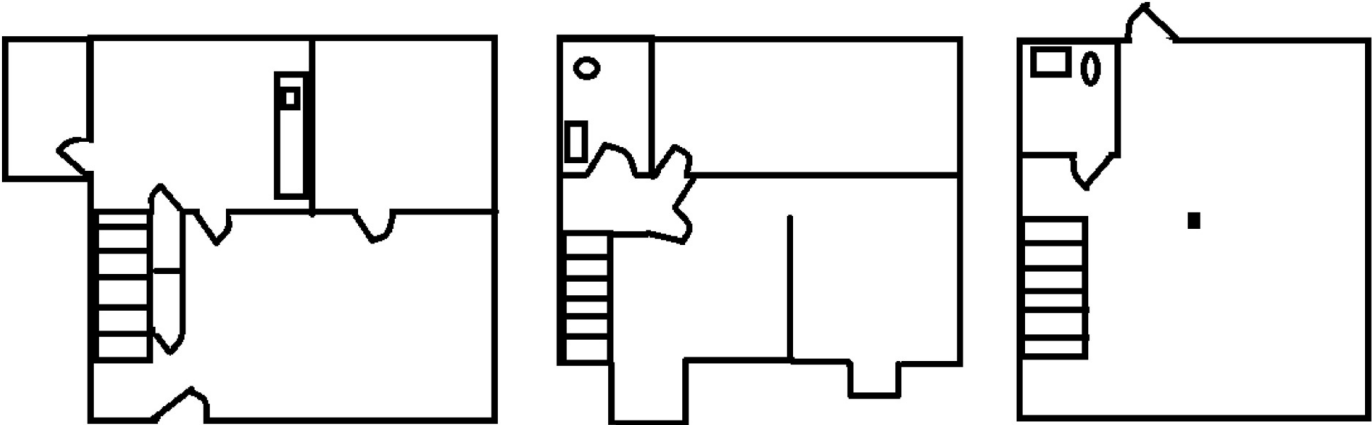
- Stand-alone professional office with private entrance and signage
- 1,856 SF building on +/- 0.17 AC site
- Full kitchen & multiple private office configurations
- Seconds from I-55/I-255 - easy access for clients and staff
- Surrounded by national retailers and major amenities
- Zoned C-3 - allowing various office & retail uses
- Room to expand or add additional private parking
- Affordable price point

**FOR SALE:**  
**\$199,000**





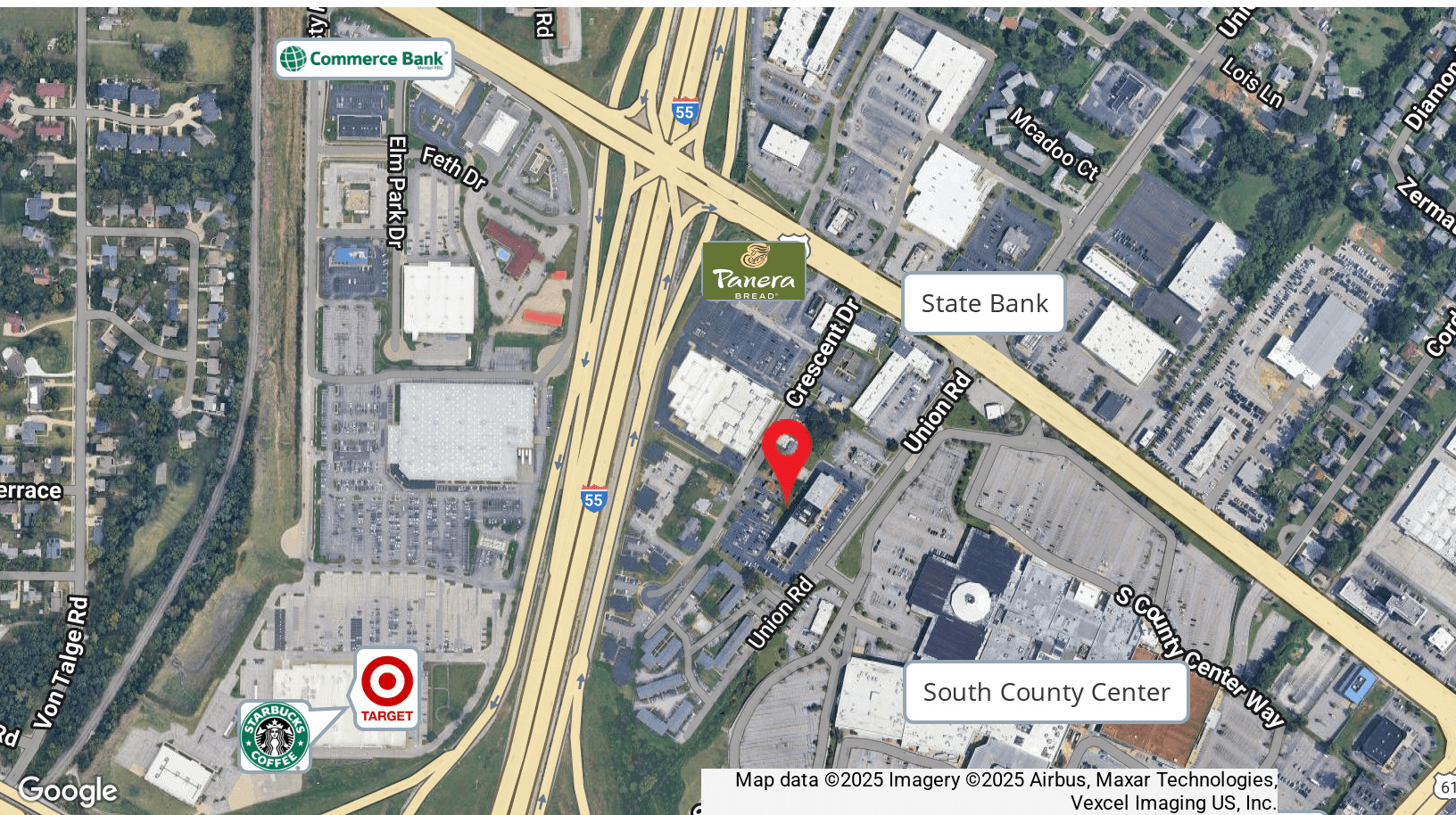
# FLOORPLANS AND MAP



FIRST FLOOR

SECOND FLOOR

LOWER-LEVEL





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