

**REDUCED PRICE**



**BECKERLE**  
**Preferred**  
**Properties**  
Commercial Real Estate



For Sale

# 3460 Hollenberg Drive Bridgeton, MO 63044

### Property Highlights

- 10,192 SF office building
- Lot Size: 0.40 acres
- Parking Ratio: 3.5/1,000
- Zoning: C1 Neighborhood Commercial
- 2024 Real Estate Taxes: \$24,173.00
- Quick and easy access to I-70, I-270, and Hwy 370
- Close to many amenities such as hotels, restaurants, entertainment, and St. Louis Lambert International Airport

Asking Price:  
**\$795,000**  
(\$78.00/SF)

~~**\$875,000**~~  
~~(\$85.85/SF)~~

### Contact us:

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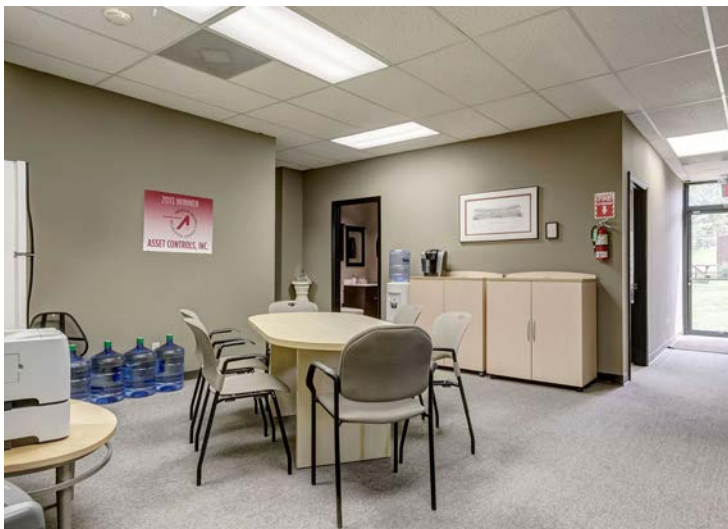
**Beckerle Preferred Properties**  
2260 Bluestone Dr  
St. Charles, MO 63303  
www.beckerleproperties.com

# Floor Plan





# Property Photos



# Location



Demographics	Population	Households	Average HH Income	Employees	Businesses
1 Mile	1,284	579	\$66,318	14,443	578
3 Miles	31,509	13,345	\$102,922	56,888	2,697
5 Miles	133,512	58,111	\$93,621	126,602	7,095

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