

10135 WEST FLORISSANT AVE SAINT LOUIS, MO 63136
\$650,000.00



Offering Memorandum

INVESTMENT SUMMARY

Incredible mixed-use opportunity in the heart of Dellwood! The Dellwood Professional Plaza offers over 8,400 sq. ft. on two lots with ample parking. The main level features 6 exam rooms, 2 labs, storage, 3 restrooms, and a welcoming lobby—previously utilized as a fully operational medical office with equipment included. An additional main-floor suite provides a large studio/office, private office, and full bath. Upstairs offers multiple office suites, conference rooms, 3 restrooms, storage, and a kitchenette. This versatile property is ideal for urgent care, medical practice, co-op working spaces, professional offices, med spa, salon suites, Amazon hub, retail, or EV charging stations. Prime location just minutes from I-270, Lambert International Airport, and downtown St. Louis. The Dellwood Professional Plaza combines size, flexibility, visibility and value all in one package. Endless potential—schedule your showing today! Building sold as-is.



FINANCIAL SUMMARY

Previously rented as a Community Health Center at \$7,300 per month NNN (Triple Net).

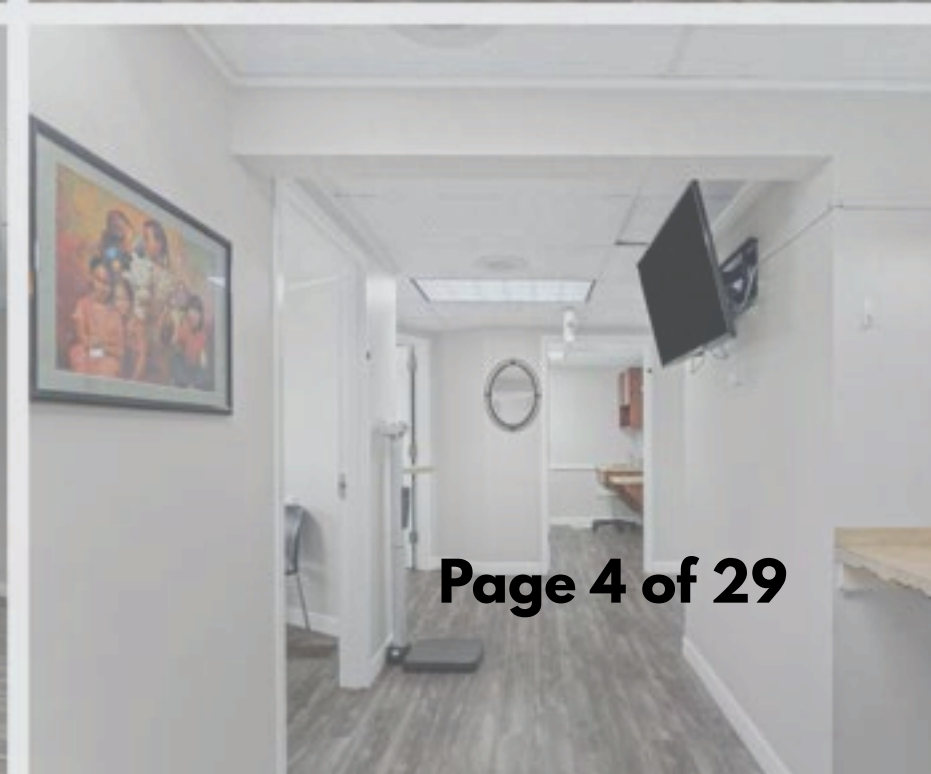
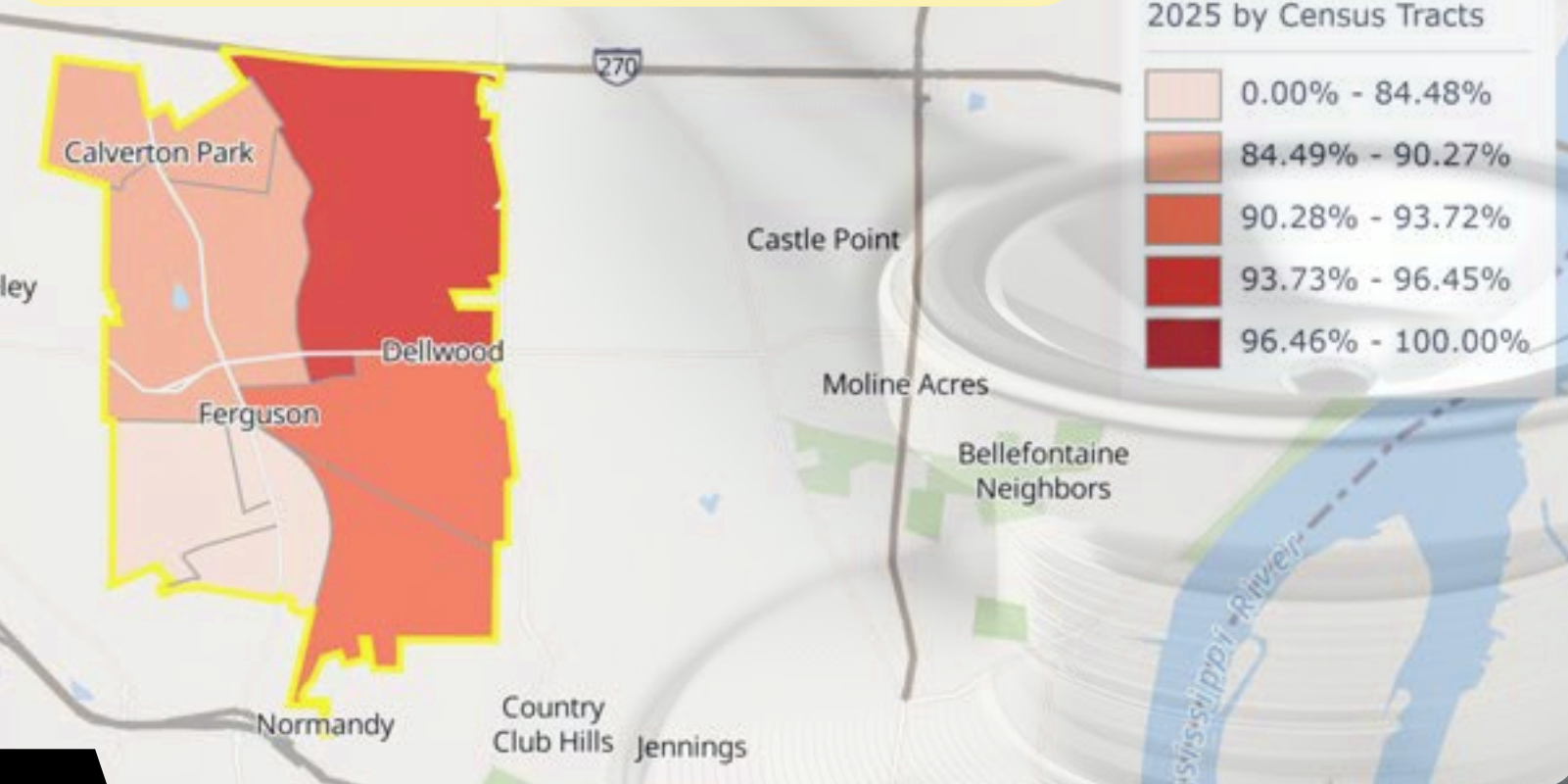
Pro Forma Monthly Rental Income	Pro forma Yearly Income	Pro Forma Cap Rate
\$7,300	\$87,600	13.48%



Potential Use

URGENT CARE

MEDICAL OFFICE

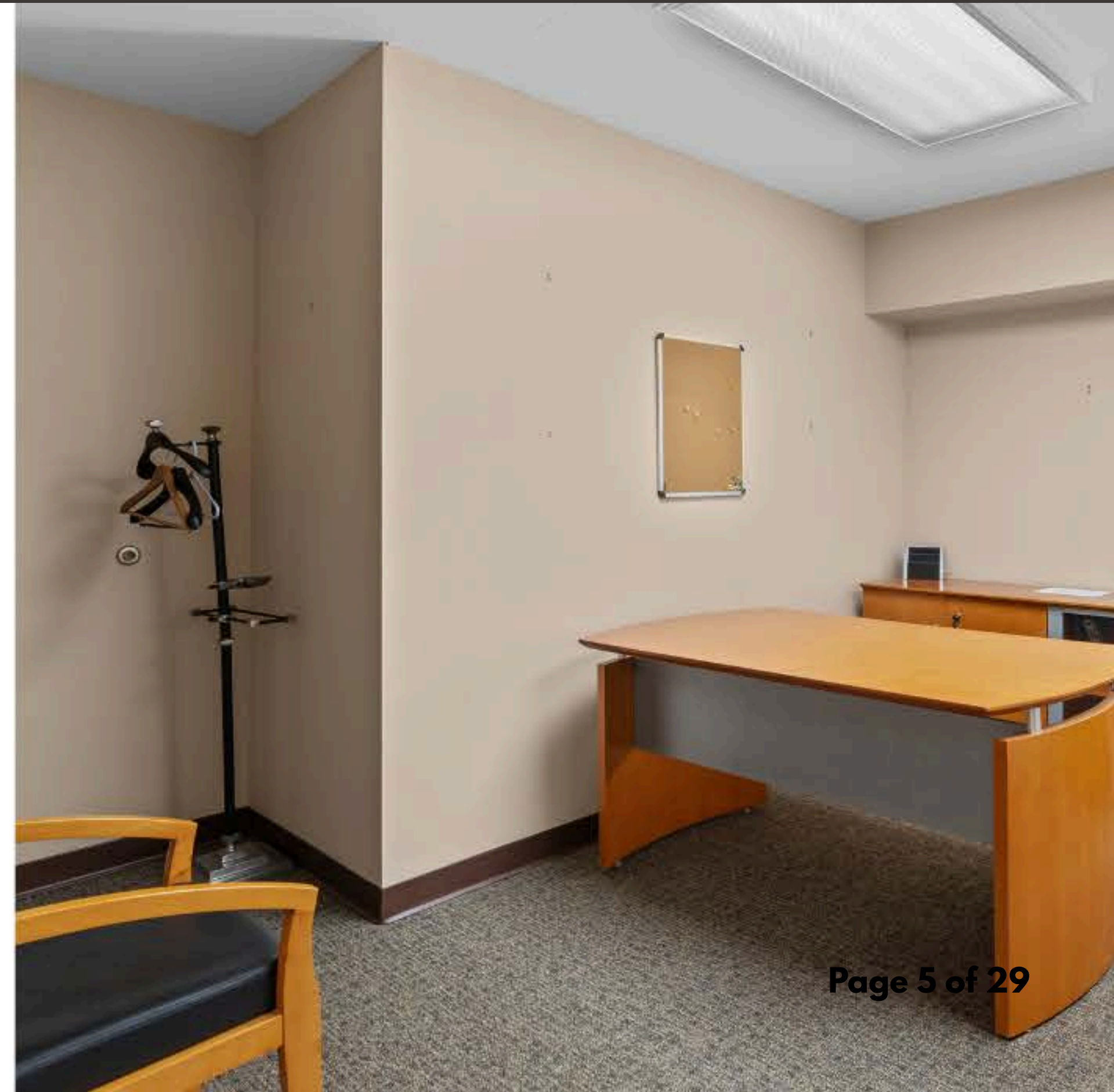


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**Dentist
Office**

Potential Use

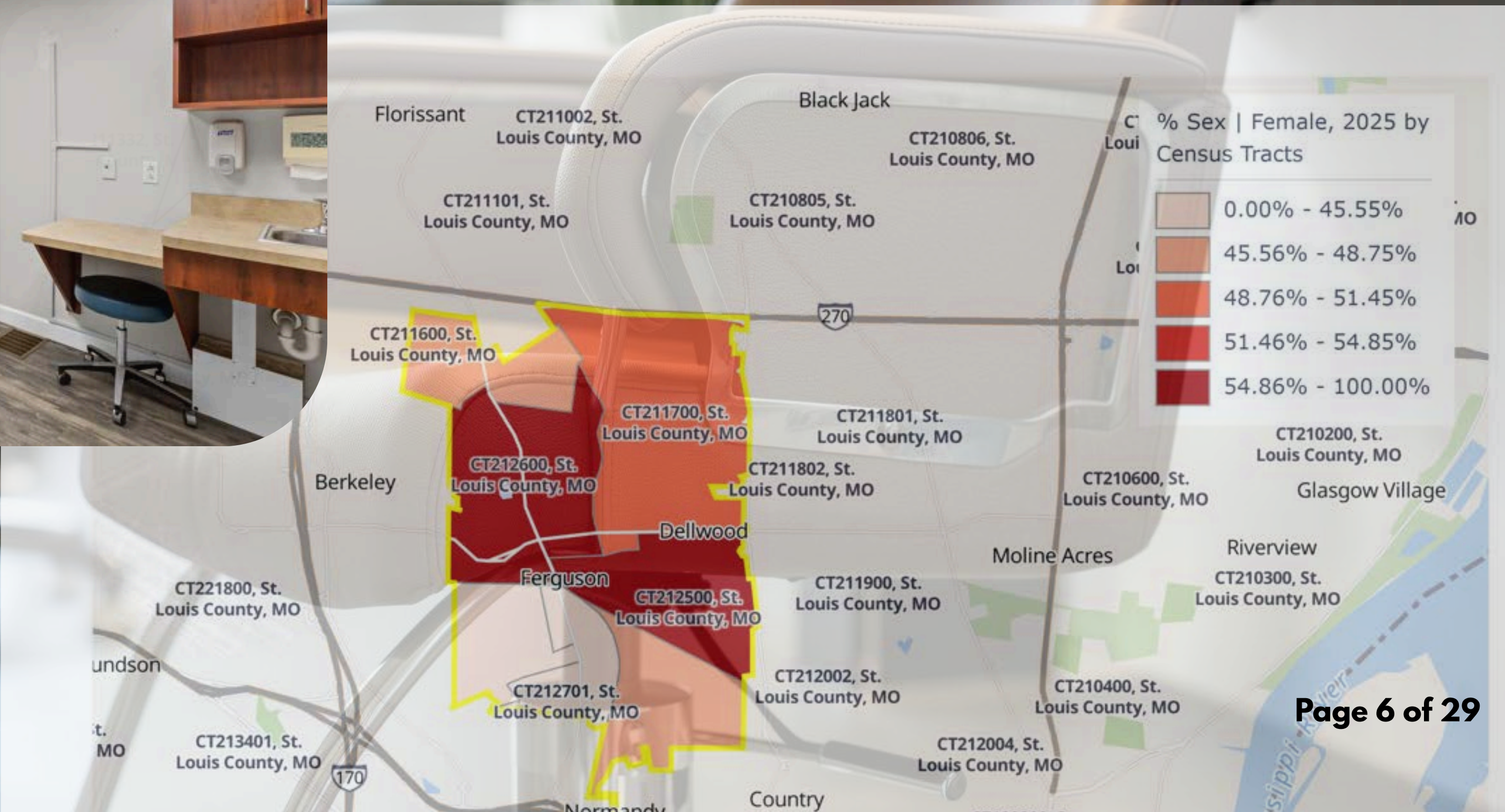
Sub-Lease or Convert Rooms To Shared Office Space



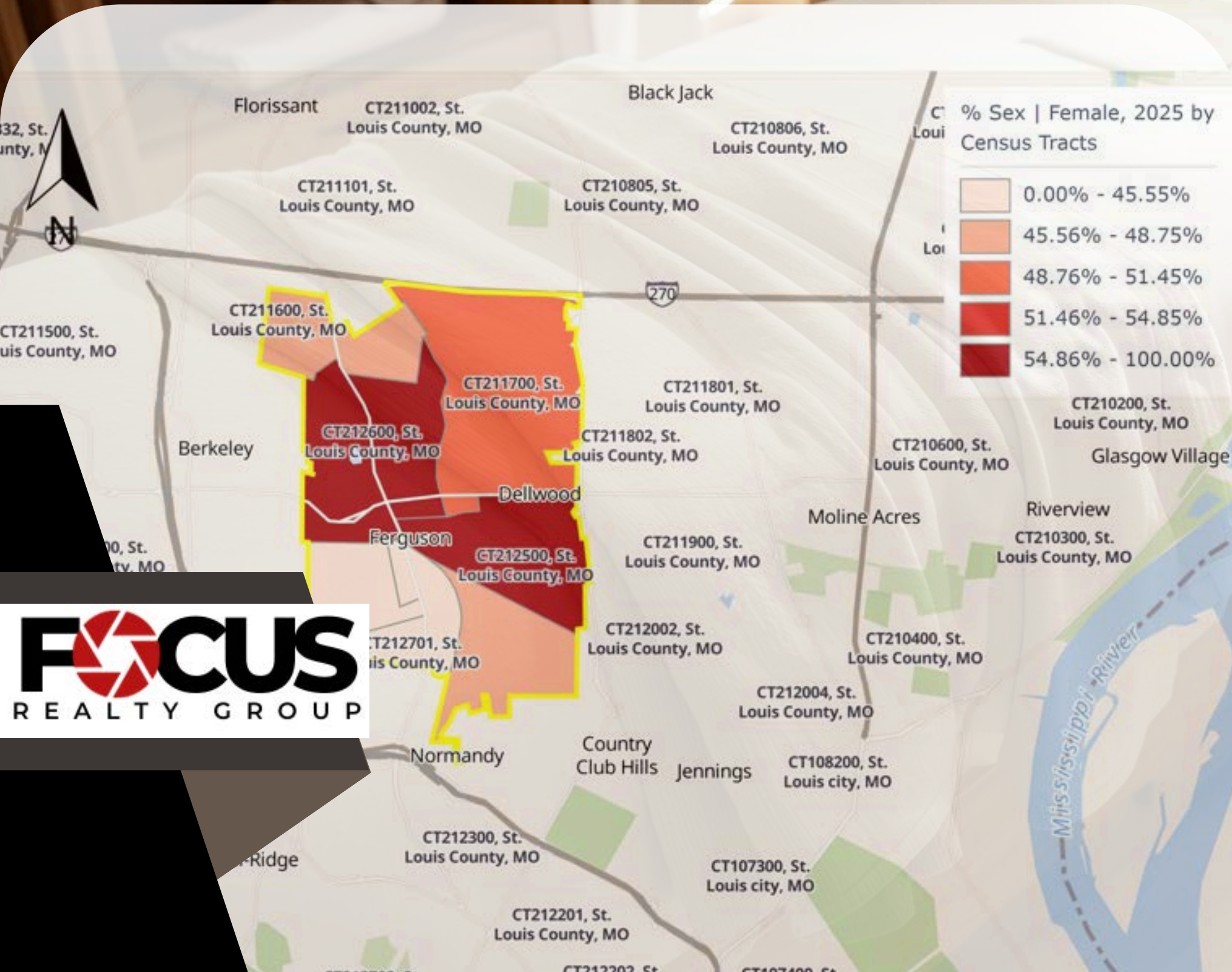
Potential Use

Sub-Lease or Convert Rooms To Salon Suites

HAIR SALON SUITES



Sub-Lease or Convert Building To Med Spa, Esthetician or Massage & Spa



Potential Use

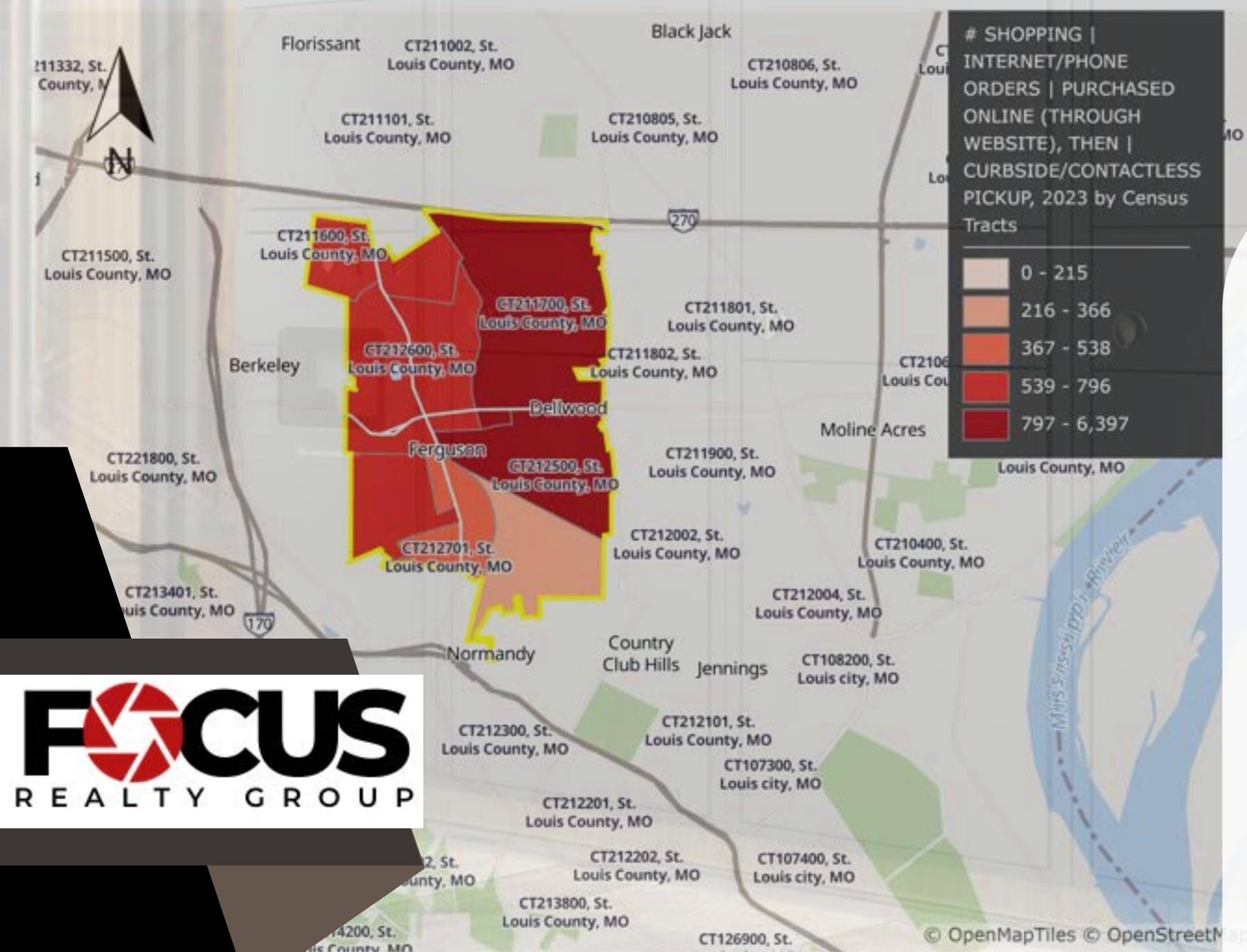
Sub-Lease or Convert Building To Amazon Hub

Sub-Lease or Convert Building To Amazon Hub

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Subscribe

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**Attract more customers to your business location
and create opportunities for additional revenue**

As an Amazon Hub partner, you offer Amazon customers the benefit of convenient Amazon package pickup and return — **and your business gets more visibility, foot traffic and revenue opportunities.**

Partner with us

About Amazon Hub

Amazon Hub is a worldwide network of pickup locations. The program enables any business with a physical location to offer secure package pickup and returns to Amazon customers, and in-turn reap benefits from the potential increase in foot traffic and sales at their location. Our Hub partners can select from various product solutions, including Lockers and Apartment Lockers, to serve customers in their neighborhood.



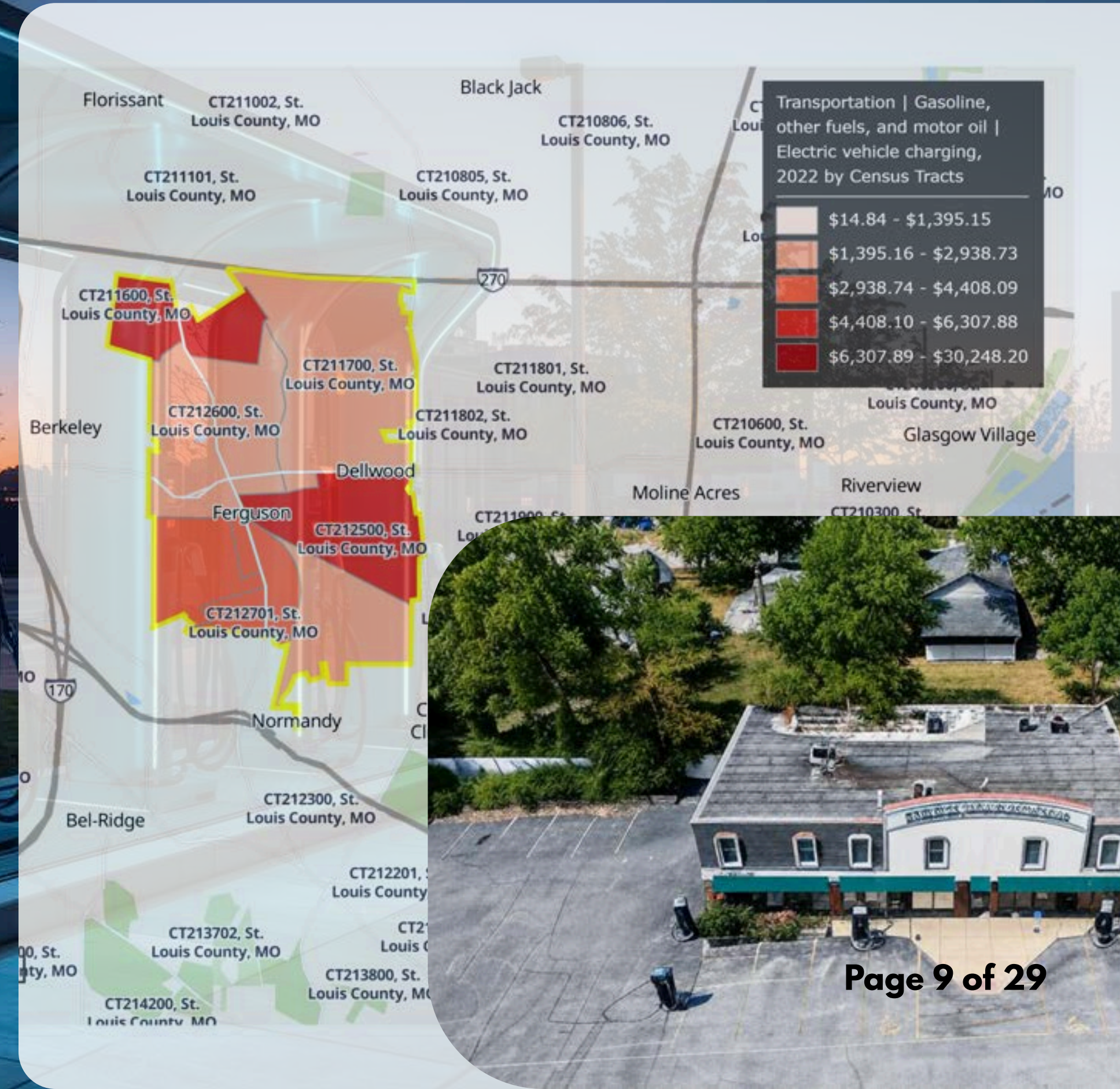
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Potential Use

Install Electric Vehicle Charging Stations in The Parking Lot.

**ELECTRIC VEHICLE
CHARGING
STATION
HUB**

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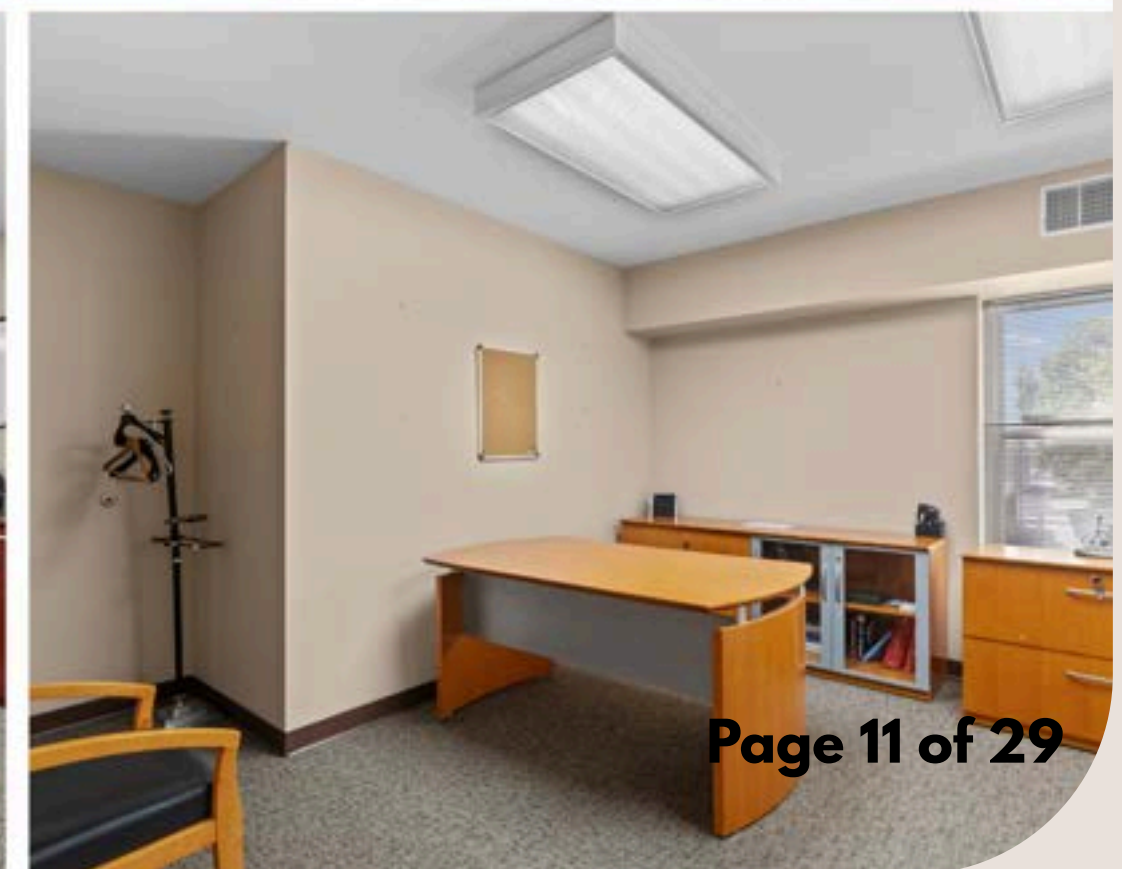
Potential Use

Execute Your Business Plan For The Property



Investment Highlights

- Fully operational medical office setup: 6 exam rooms, 2 labs, storage, 3 restrooms, and welcoming lobby (equipment included).
- Additional suite: Large studio/office, private office, and full bath.
- Multiple office suites, conference rooms, 3 restrooms, storage, and kitchenette—ideal for collaborative or professional environments.



Location Highlights



Infrastructure & Services

Senior Living Facility: A new facility built by the Urban League of St. Louis enhances services for older residents.

Education: Served by multiple school districts including Riverview Gardens, Ferguson-Florissant, and Hazelwood.

Police Services: Provided by the St. Louis County Police Department.

Business & Neighborhoods

West Florissant Avenue: A key commercial corridor with various businesses serving the community.

Residential Character: Primarily residential with a mix of housing styles and a strong sense of neighborhood identity.

Community & Recreation

Dellwood Recreation Center: Recently renovated and now includes a dedicated pickleball space, reflecting the city's investment in modern recreational activities.

Annual Events

Juneteenth Celebration: Features live entertainment and community recognition.

Mother's Day Luncheon: A community gathering celebrating local moms.

Trash Bash & Basketball Tournaments: Events promoting community engagement and health awareness.

Location & Geography

Dellwood is located in north St. Louis County, offering easy access to urban amenities while maintaining a small-town feel.

Compact Size: The city spans just over 1 square mile, making it a close-knit and walkable community.

Minutes away from I-270, I-70, St. Louis International Airport, Christian Hospital and Downtown St. Louis.

Surrounding Location Highlights

visit www.explorestlouis.com



Gateway Arch

National Park Ride to the top of the 630-foot monument for panoramic views of the Mississippi River and downtown skyline. Explore the museum beneath the Arch and hop on a riverboat cruise for a historic journey.

Forest Park

Bigger than Central Park, this urban oasis houses the St. Louis Zoo, Art Museum, Science Center, and The Muny—America's oldest and largest outdoor musical theater.

City Museum

A whimsical, interactive playground made from repurposed architectural and industrial objects. It's part art installation, part jungle gym, and 100% unforgettable.

Missouri Botanical Garden

One of the oldest botanical gardens in the U.S., featuring stunning landscapes, Japanese gardens, and seasonal festivals.

Busch Stadium

Home of the St. Louis Cardinals, where baseball tradition runs deep and the skyline views are unbeatable.

Saint Louis Zoo WildCare Park

Saint Louis Zoo WildCare Park is a world-class safari park and conservation center set to open in 2027 on 425 acres near the confluence of the Mississippi and Missouri Rivers where guest can view some of the most endangered species in the world.

Entertainment Districts That Never Sleep

Ballpark Village - Located next to Busch Stadium, this sports-anchored district offers dining, rooftop bars, live music, and electric game-day energy.

Grand Center Arts District - The cultural soul of St. Louis, featuring theaters, galleries, and live performances—from jazz to Broadway.

City Foundry STL - A modern food hall and retail hub with local eats, artisan shops, and weekend events that draw crowds from across the region.

Delmar Loop - A six-block stretch of music venues, vintage shops, and the famous St. Louis Walk of Fame honoring local legends like Chuck Berry and Tina Turner



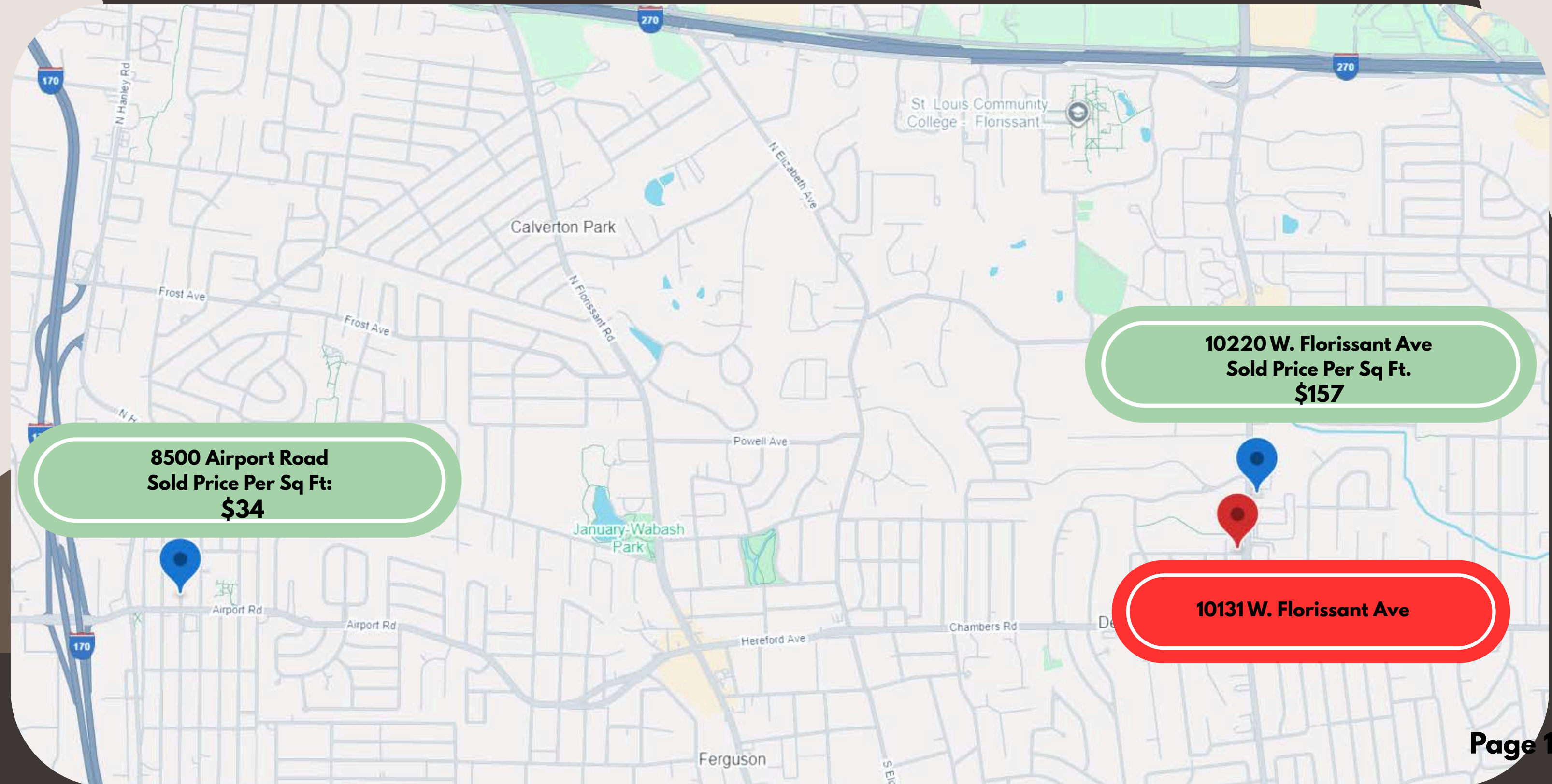
COMPARABLES

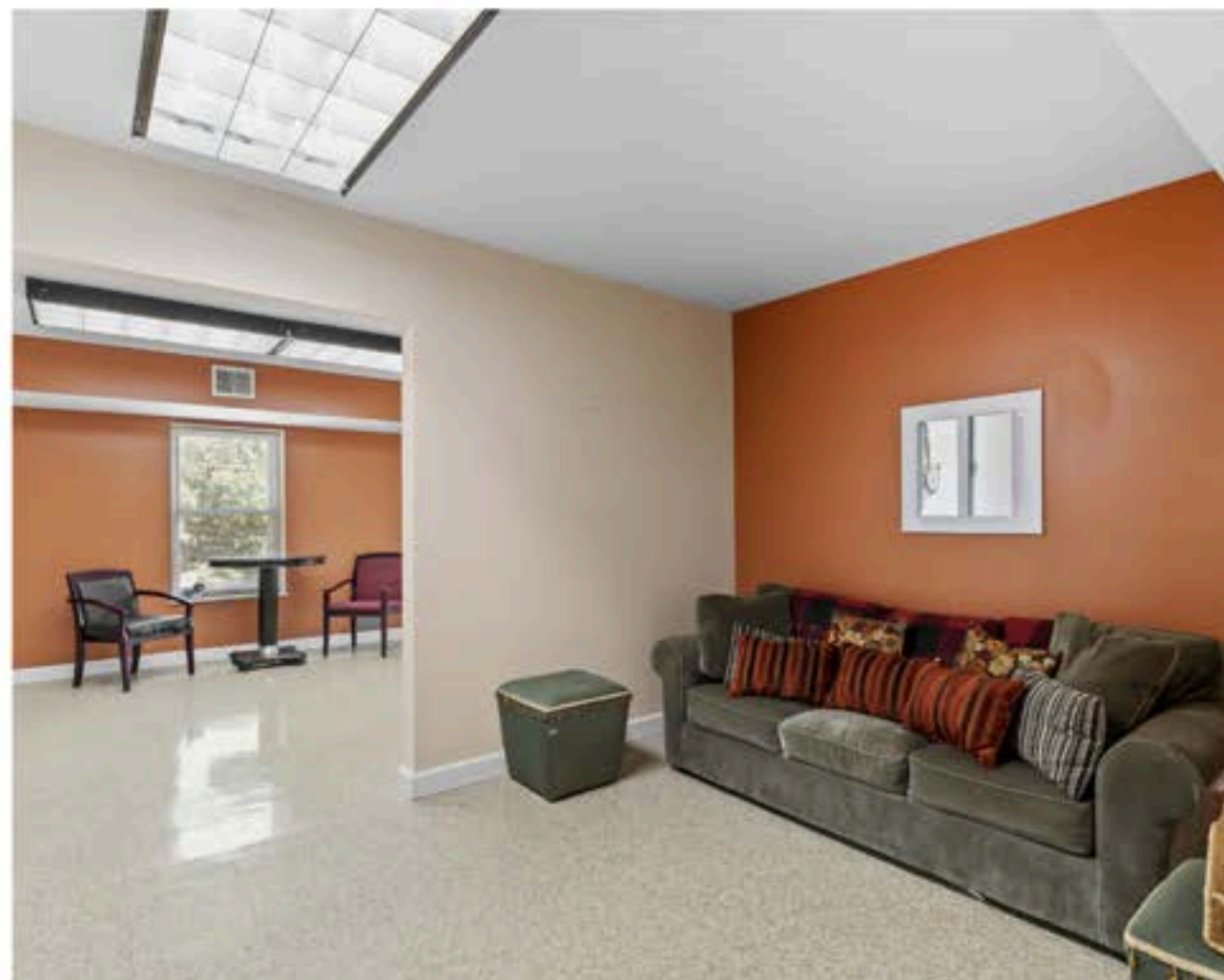
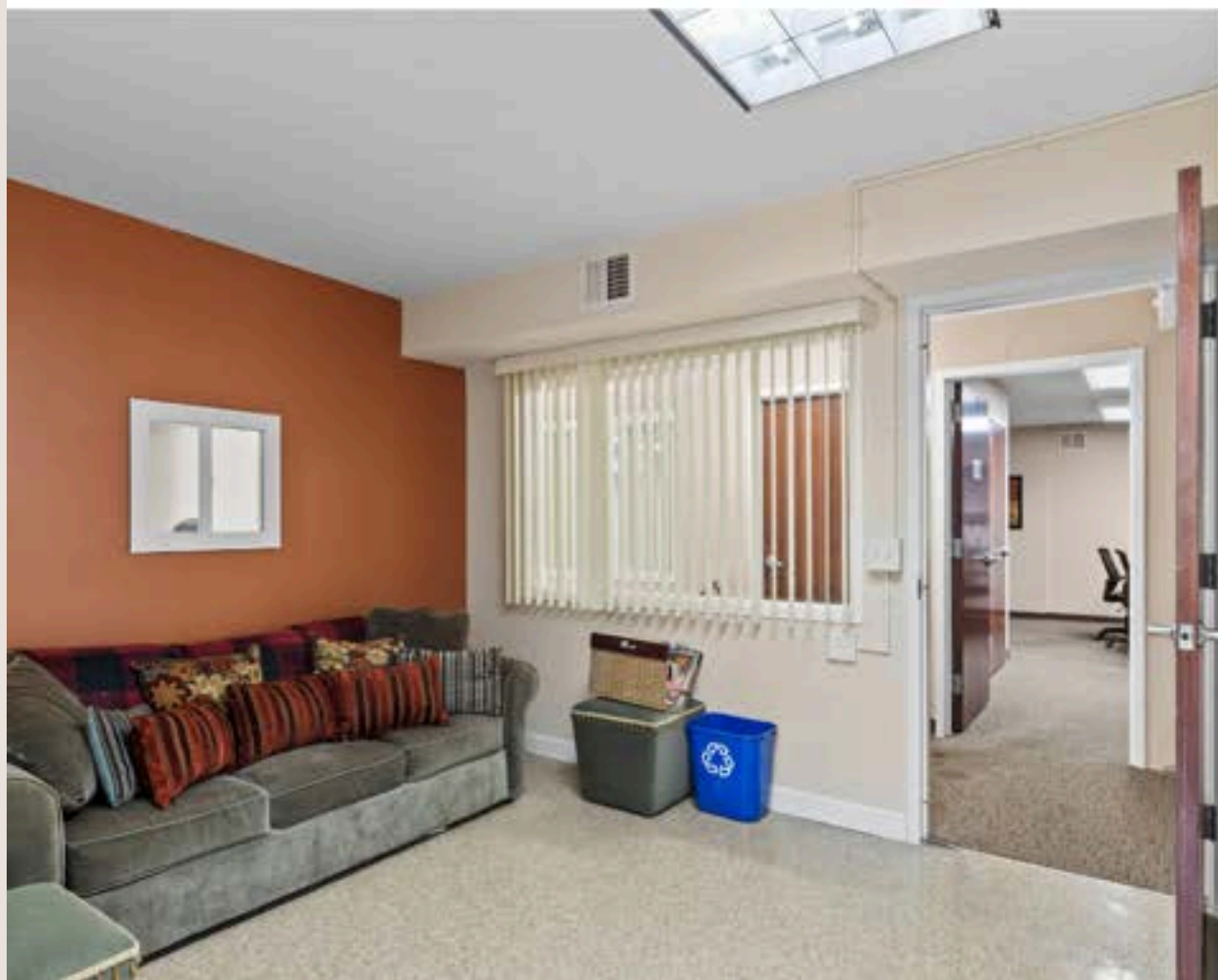
Comparable Properties Sold Near By

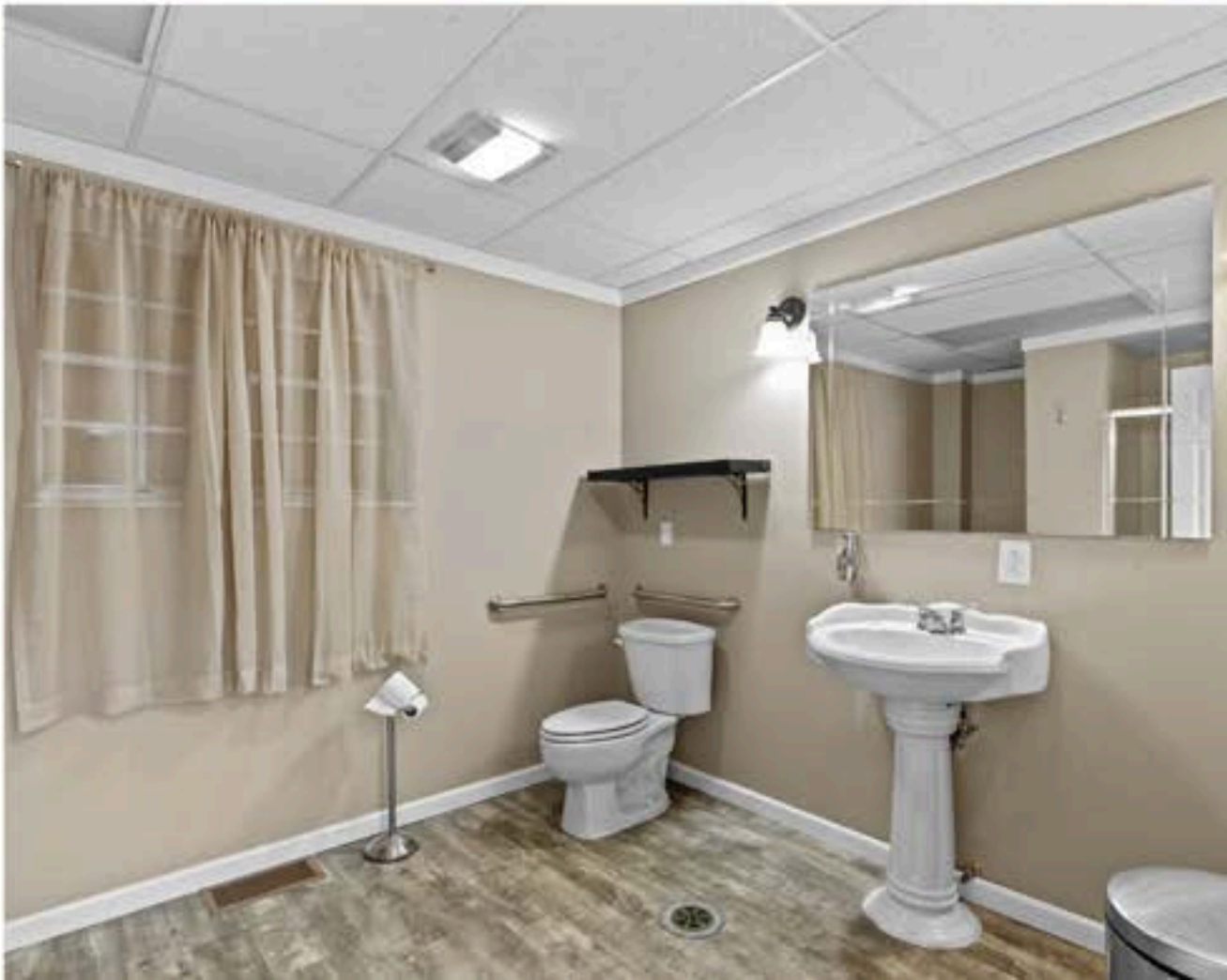
Low	Average	High
\$725,000	\$725,000	\$725,000
\$34 / sqft	\$56 / sqft	\$34 / sqft

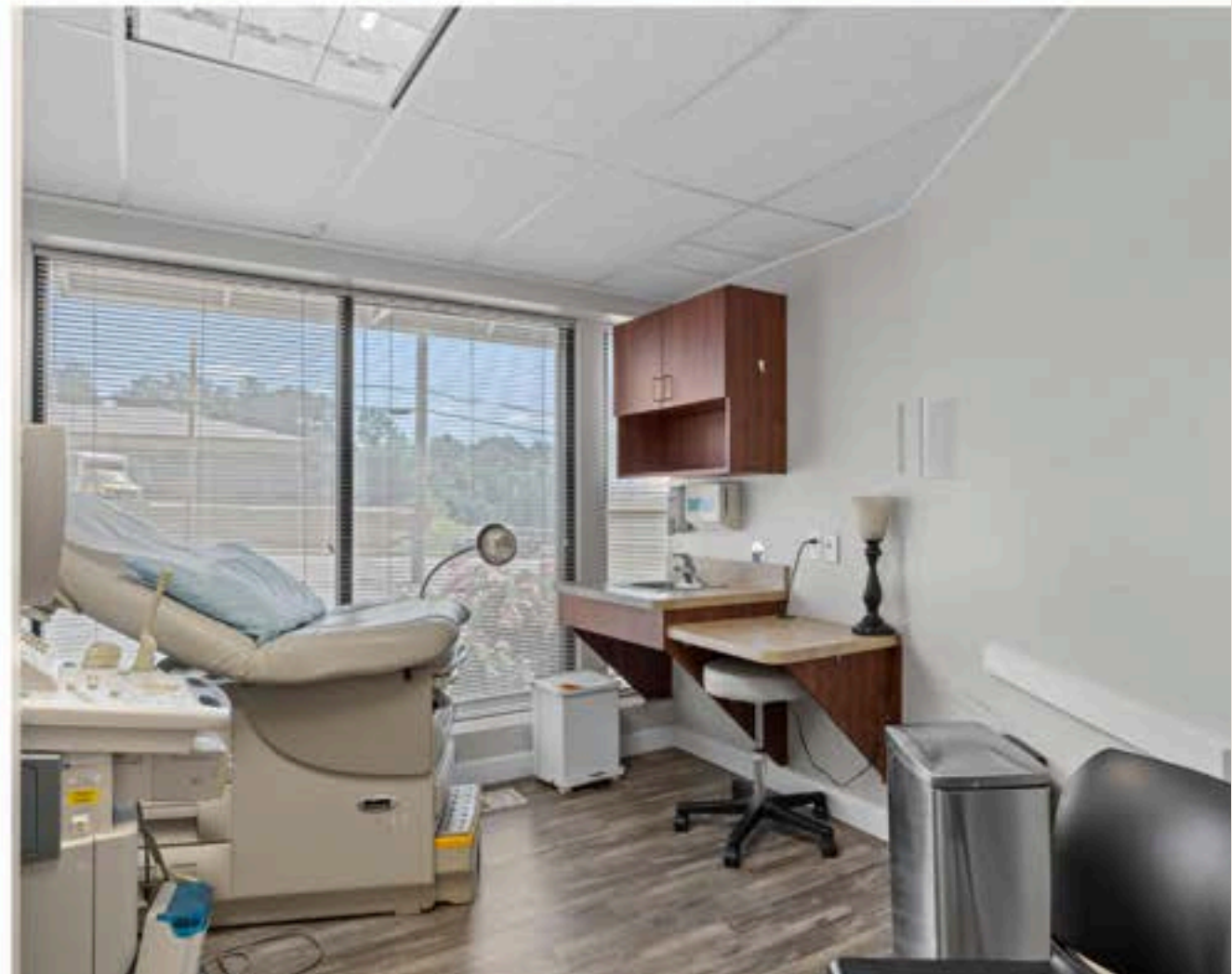
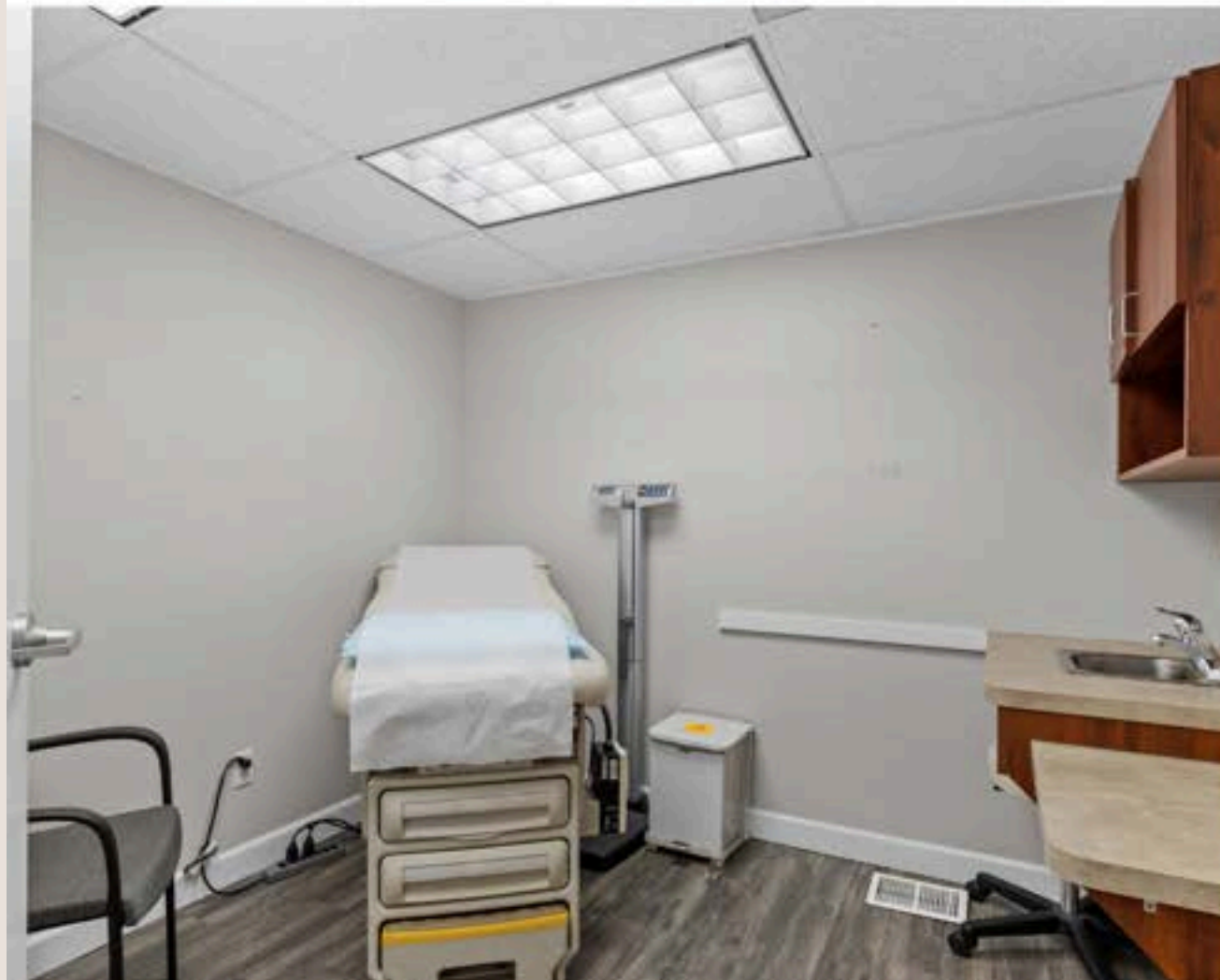
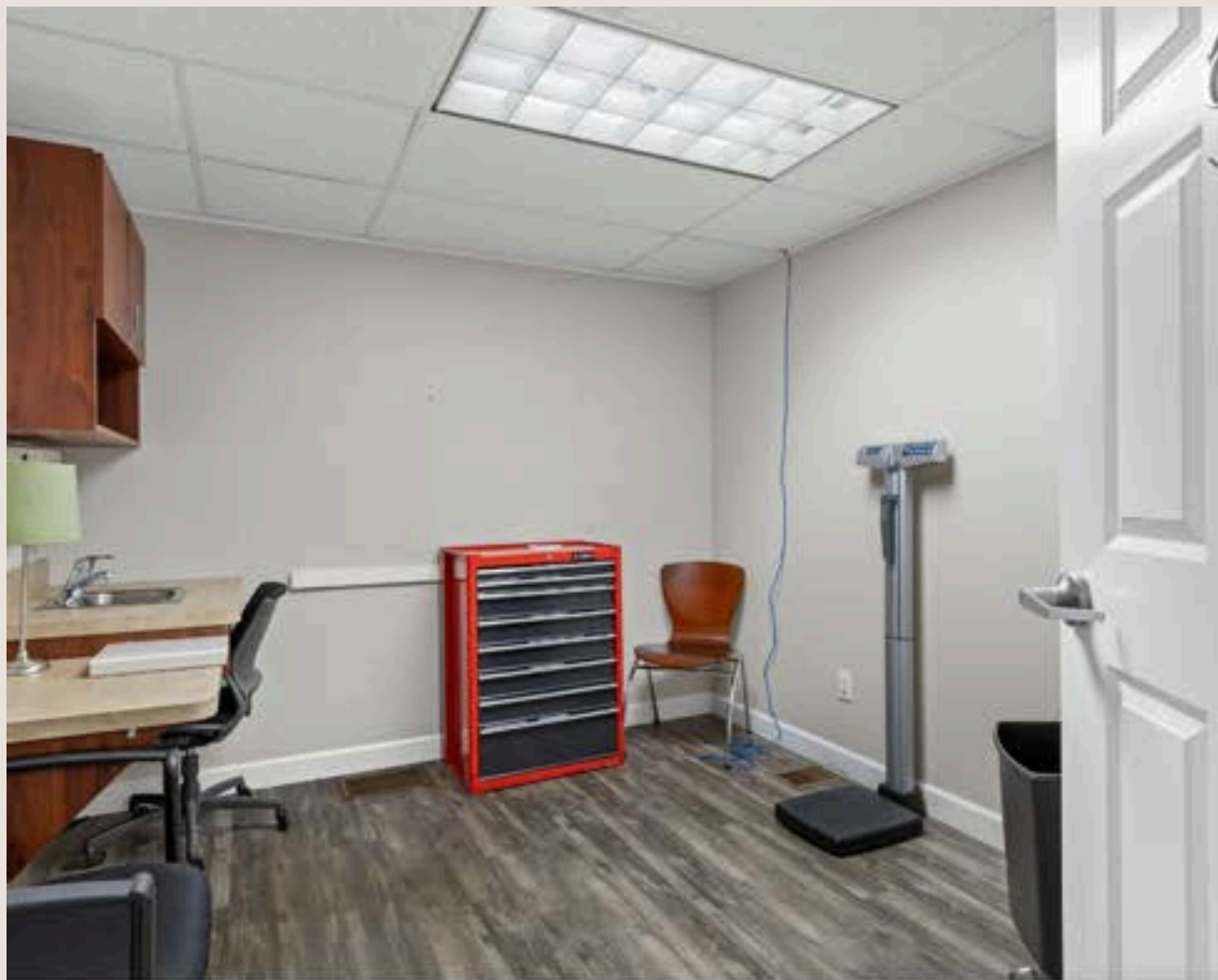
Address	City	Zip	Beds	Baths	Price	Sq. Ft.	\$/SQFT	Sold Date
This Listing	St Louis	63136	0	0.0	\$650,000	0	\$0	N/A
10220 W Florissant Avenue	St Louis	63136	0	0.0	\$725,000	4,610	\$157	05/14/2025
8500 Airport Road	Berkeley	63134	0	0.0	\$725,000	21,054	\$34	10/30/2024

COMPARABLES

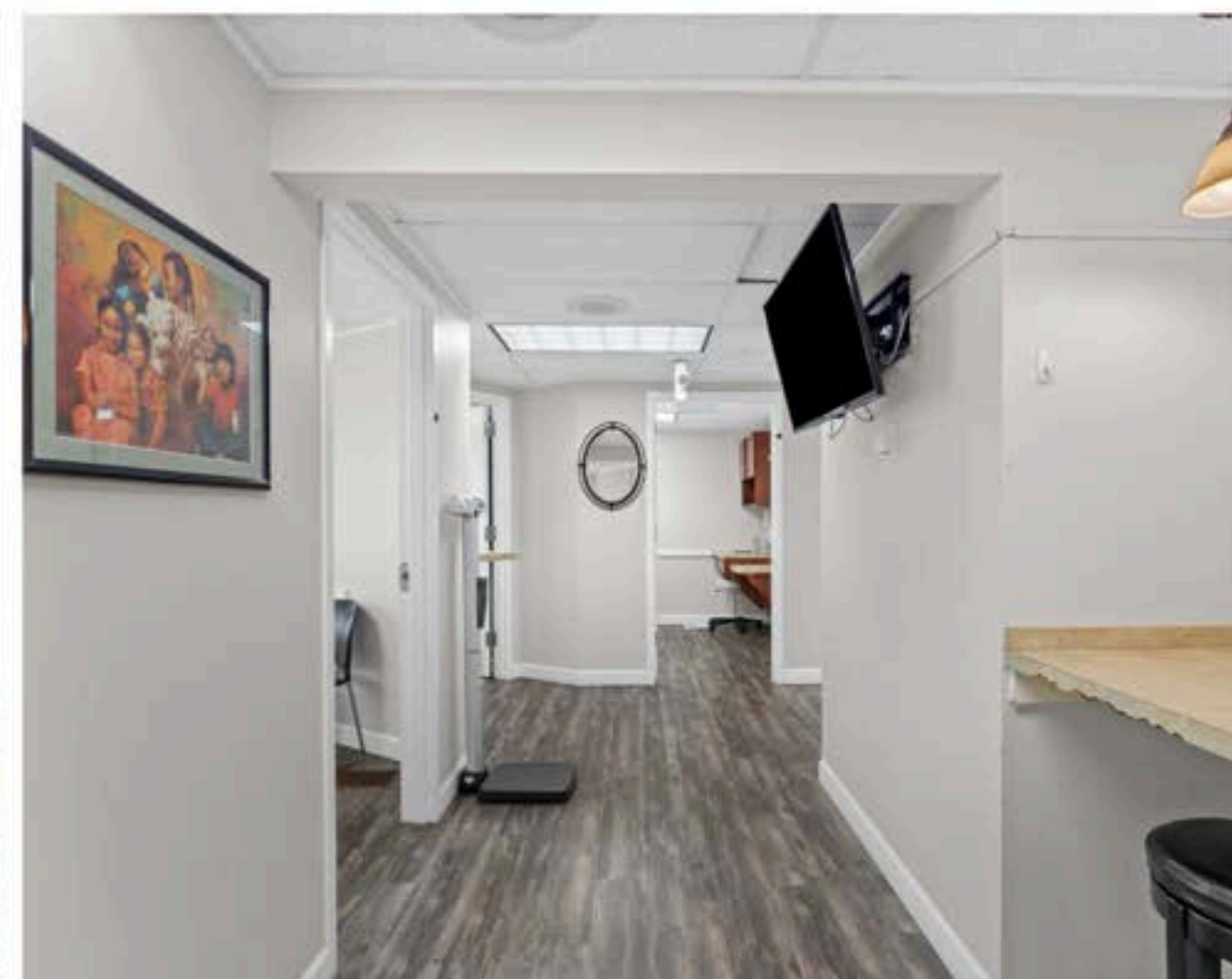
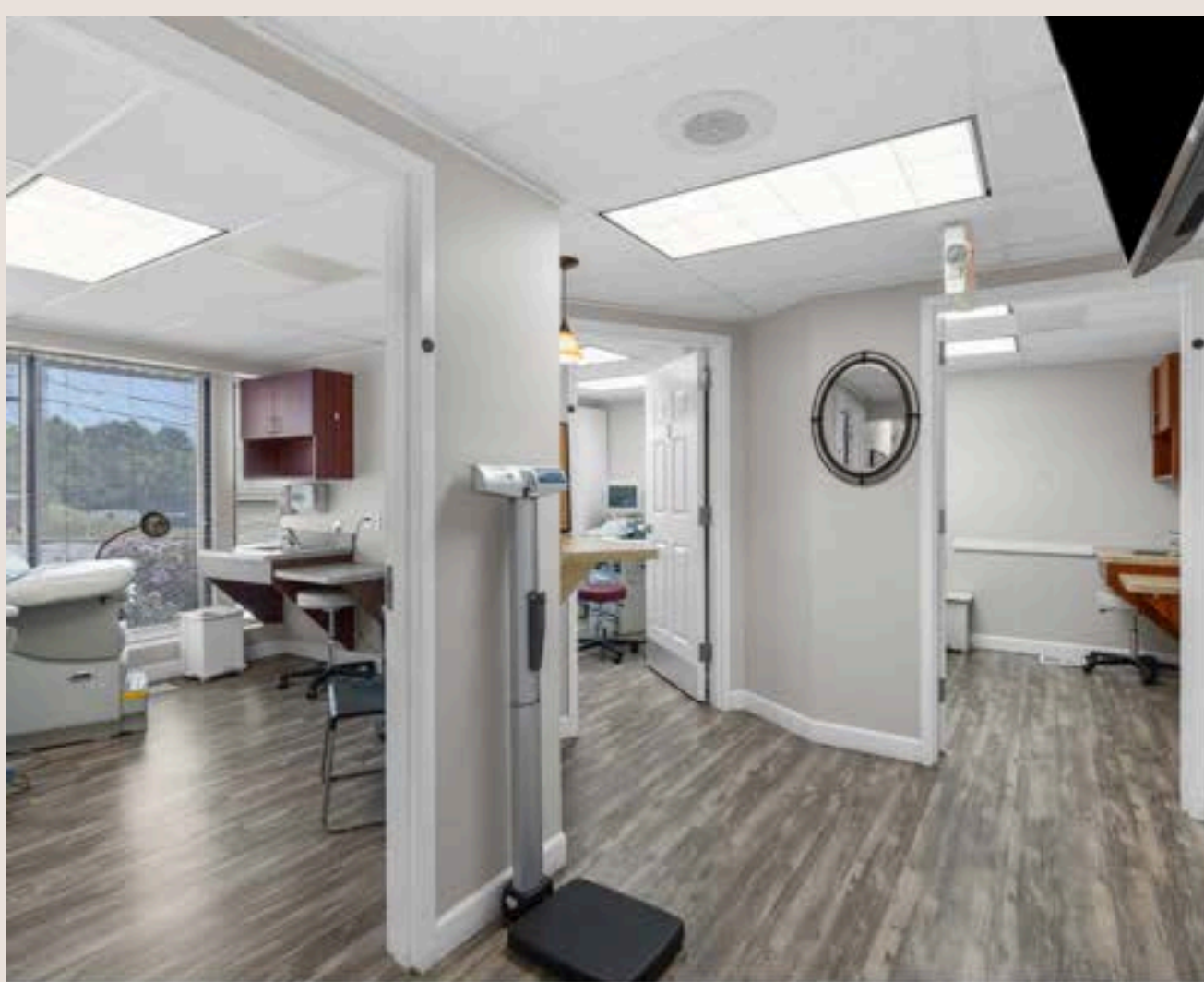




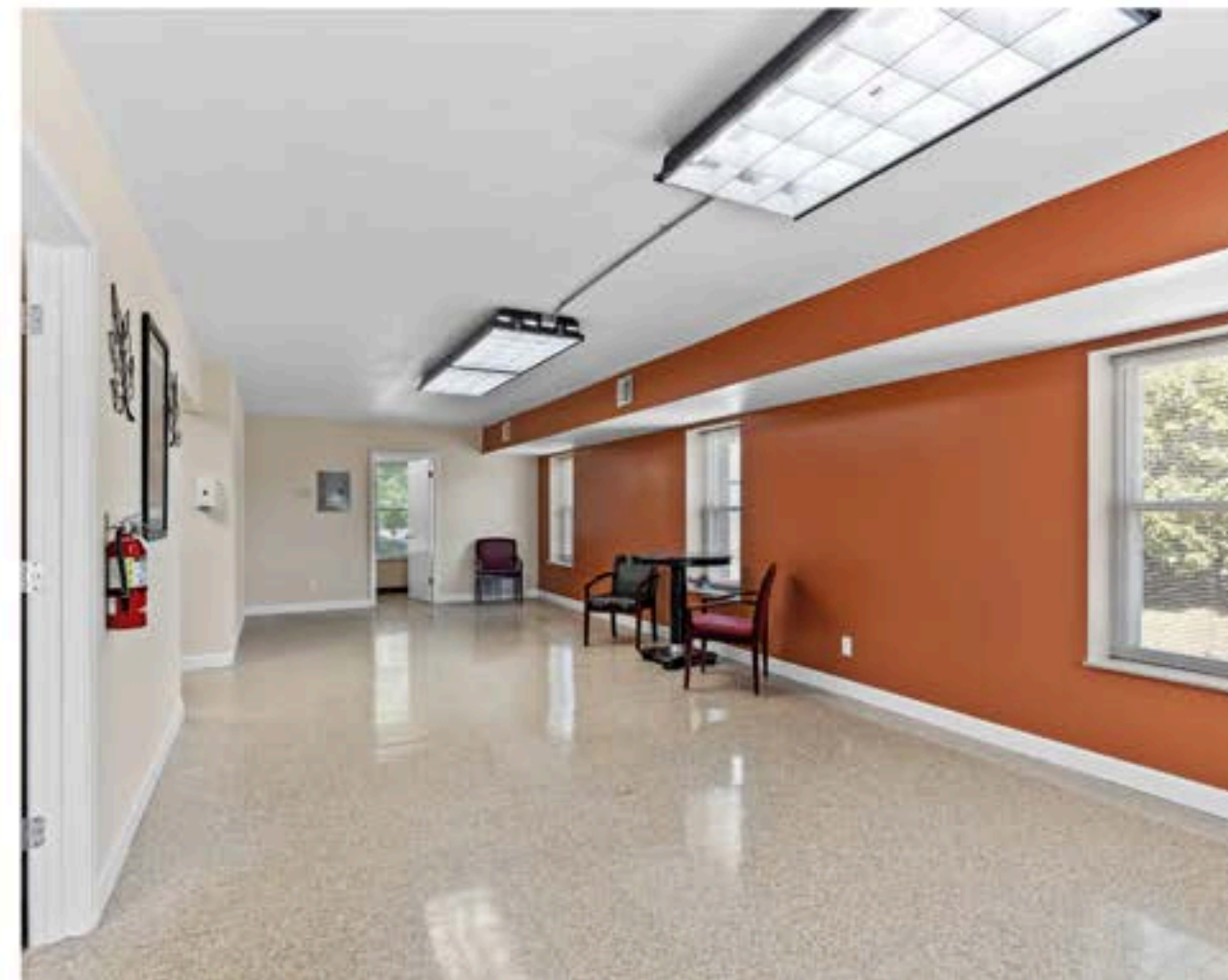
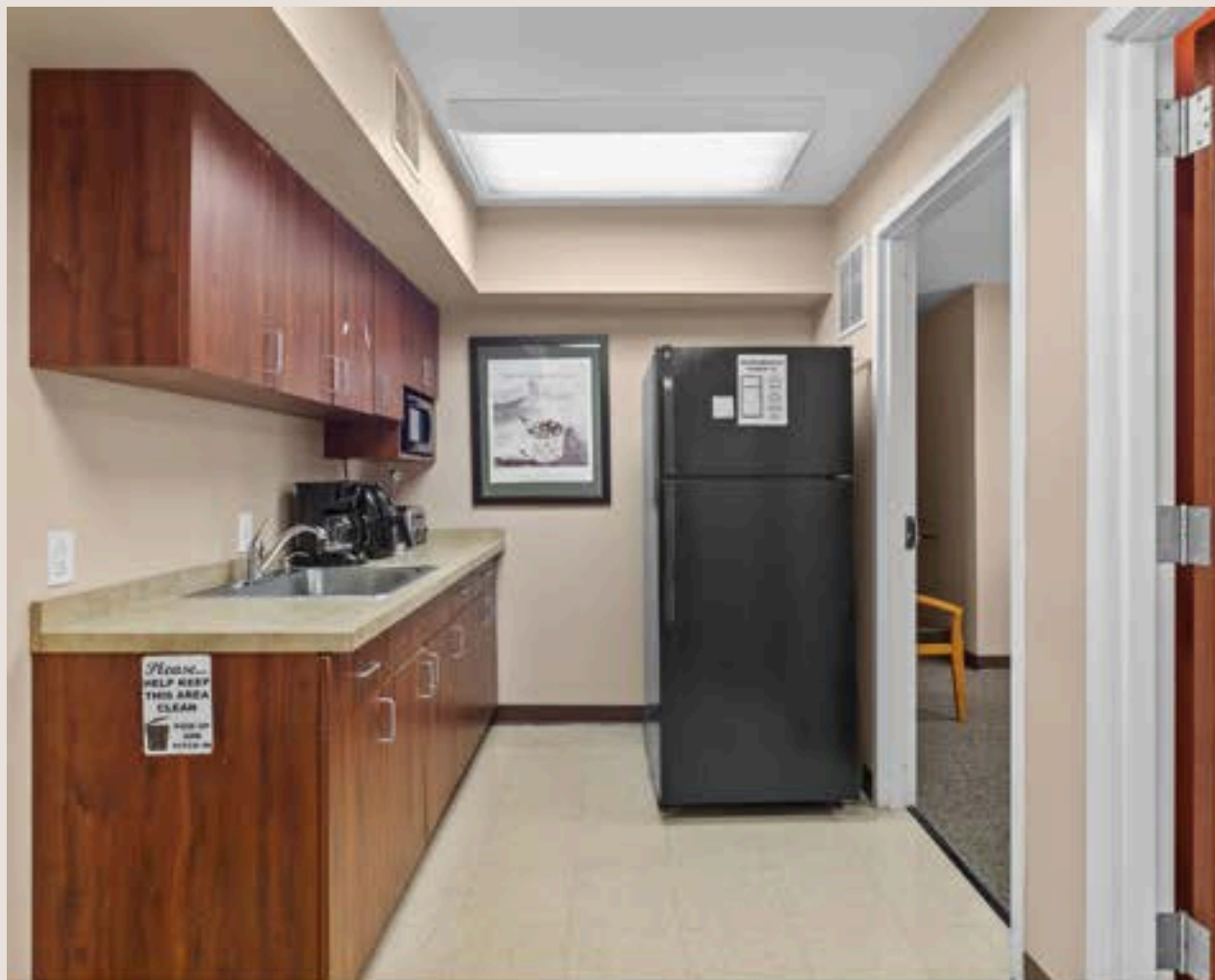




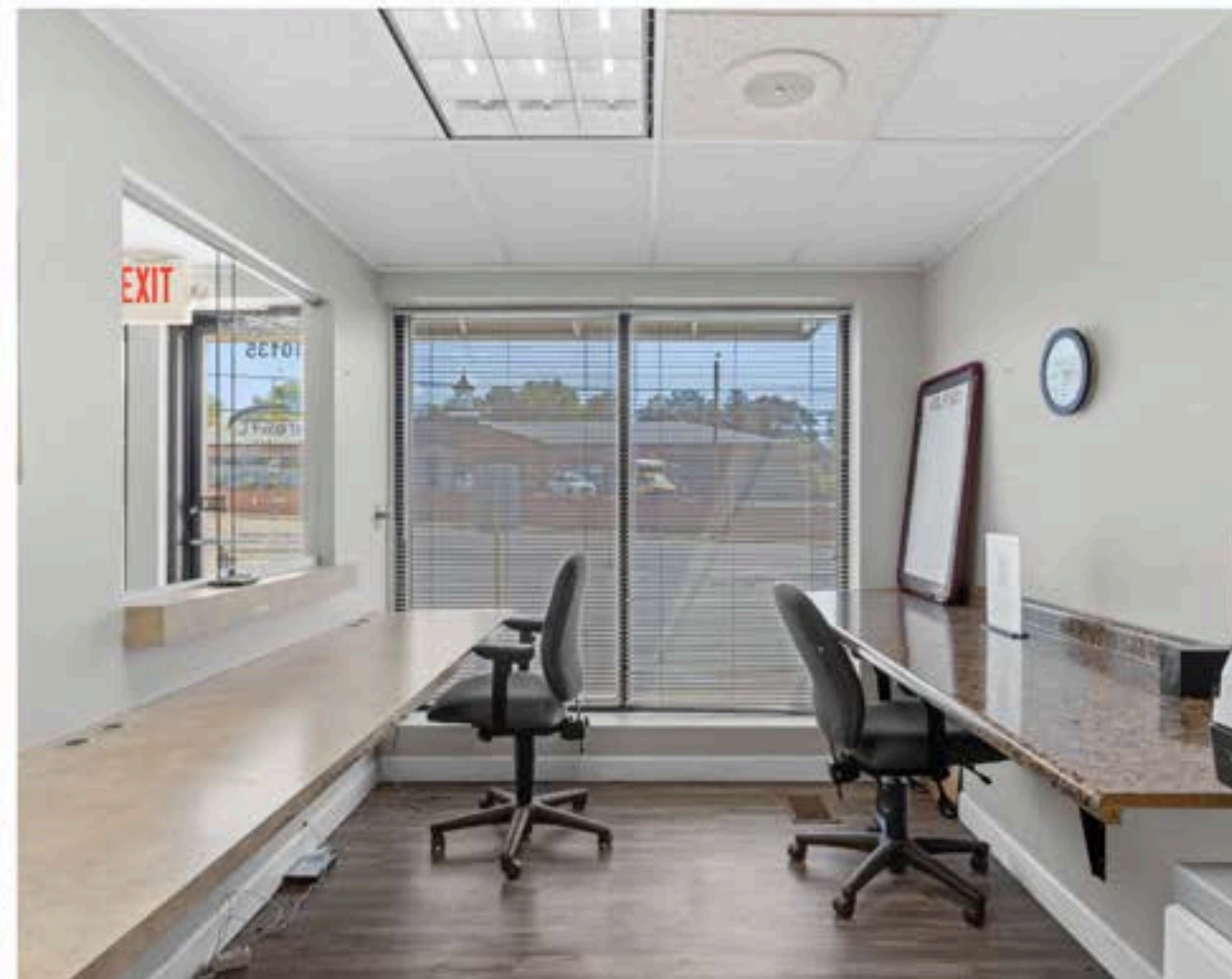
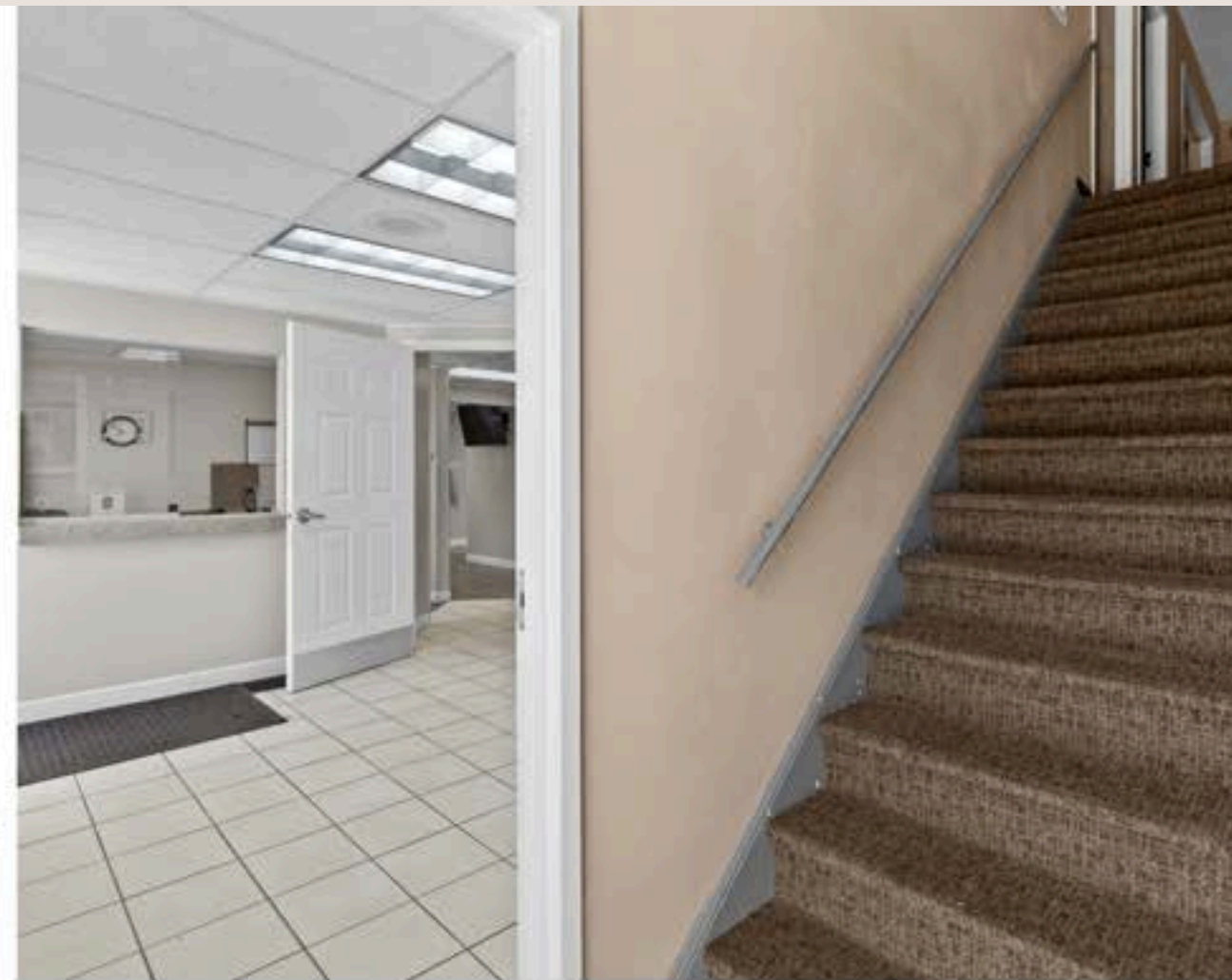




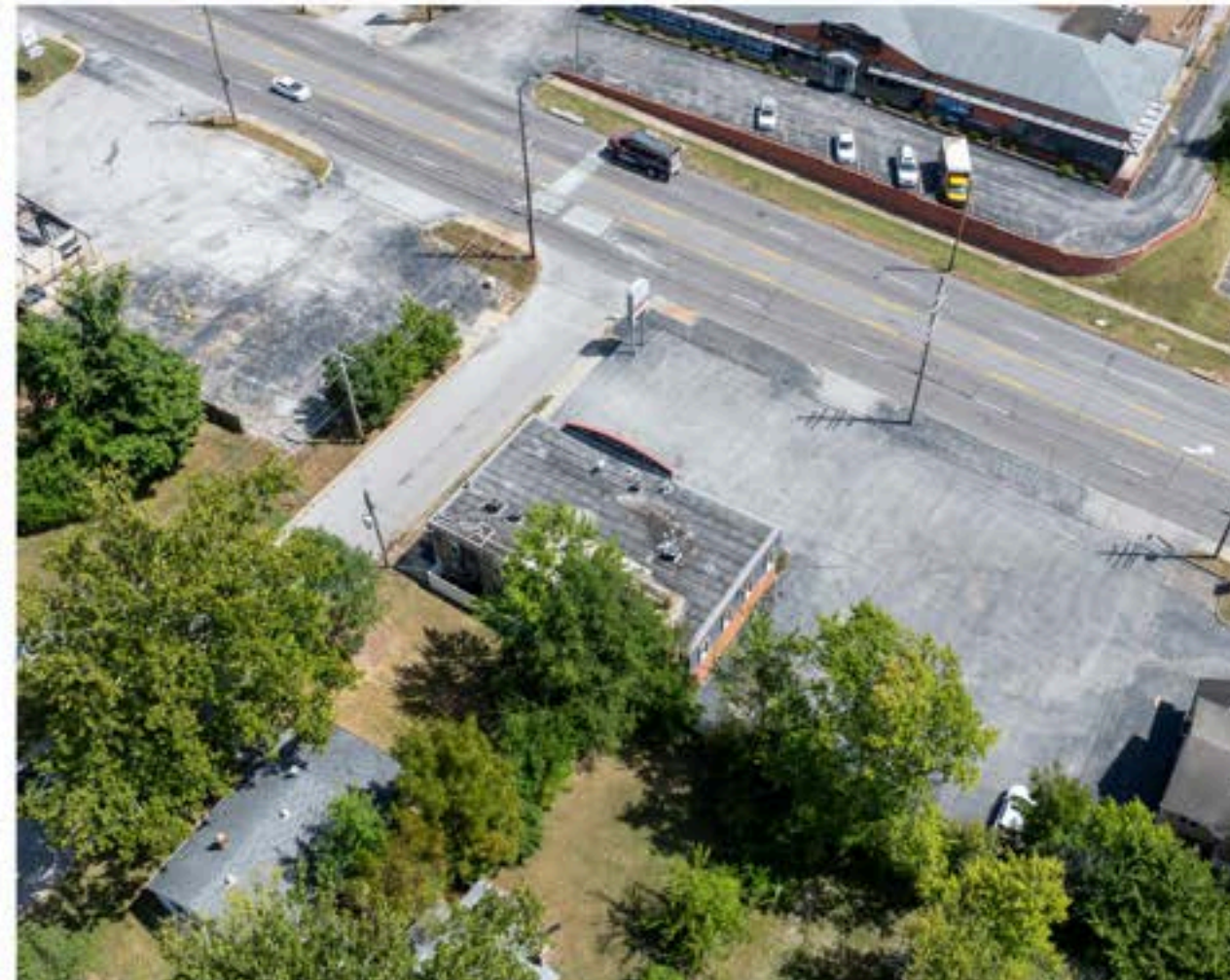
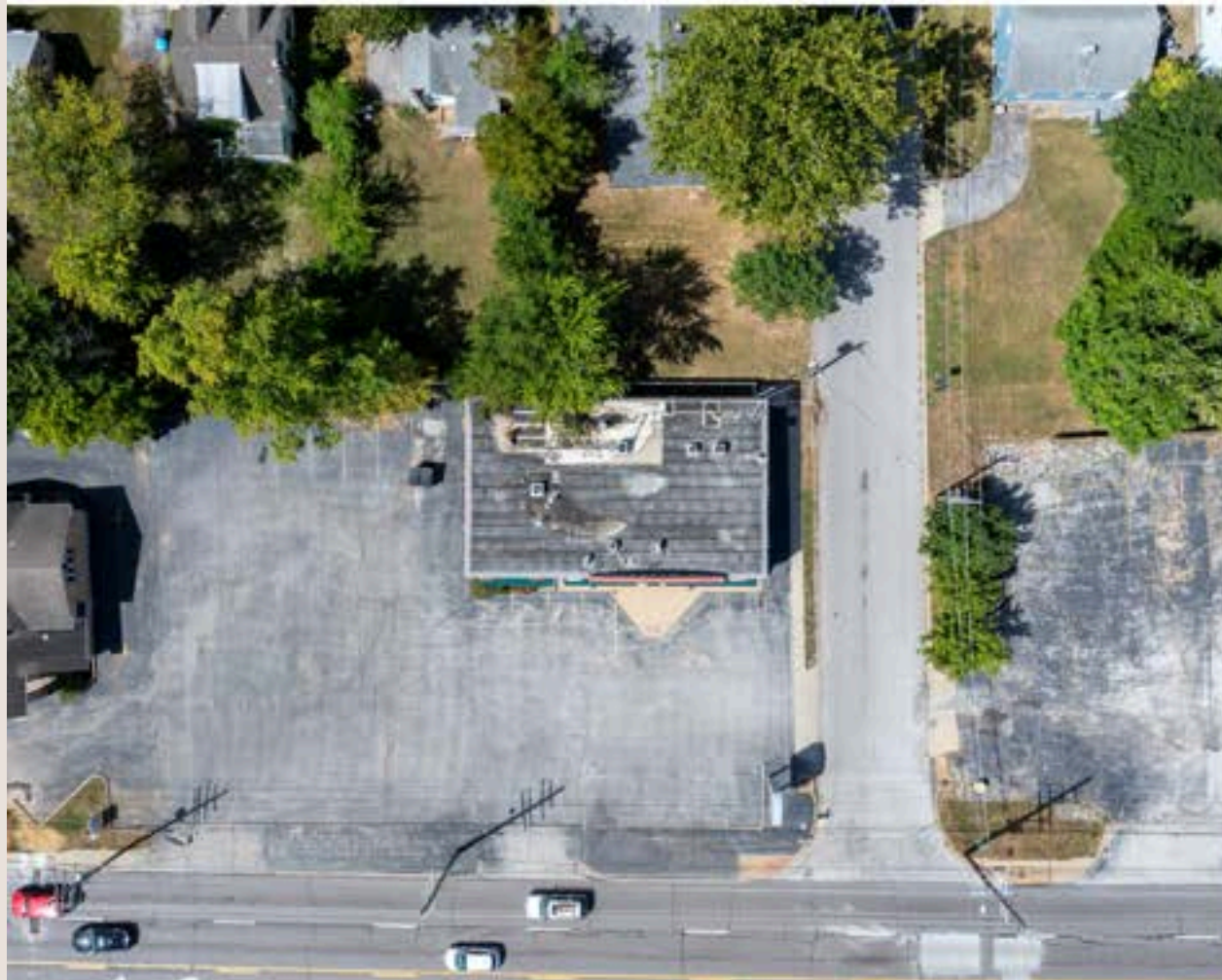














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