

# FOR SALE

900 N 2nd St, St. Charles, MO, 63301



## PROPERTY SUMMARY

### MULTI USE COMMERCIAL RETAIL

- 8,218 sf Building located in booming Historic Frenchtown in St. Charles. Directly next to St. Charles new proposed City Hall.
- 3 Story Building, Built in 1880.
- Retail on main level and upper two floors with 5 apartments.
  - Second Floor has 4 units, 800 sf - 900 sf +/-, 3 finished, 1 unfinished
  - Third floor is 1,000 sf +/- unfinished
- All units have their own utility service.
- Tenant parking located at the back of building.
- PLEASE DO NOT DISTURB TENANTS
- **SALE PRICE: \$980,000.00**  
*Sold in an "AS IS" condition*



 Listing Agent **Craig O'Sadnick**

 Cell **636-541-0950**

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



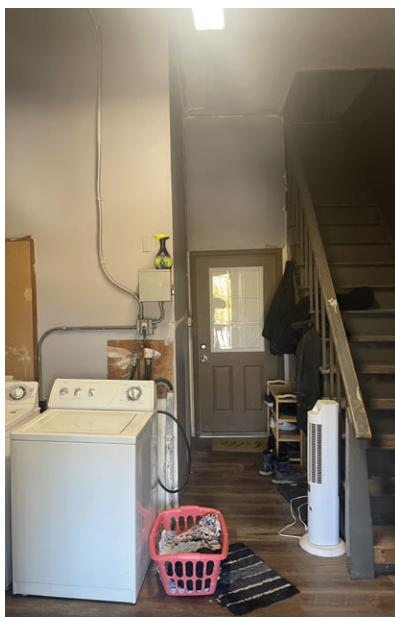
501 First Capital Dr. Suite 5,  
St. Charles MO 63301

 Office **636-946-9753**

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

# INTERIOR UNITS

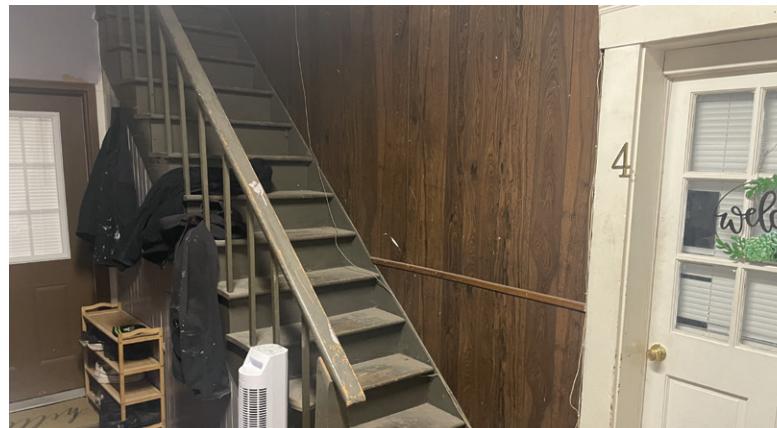
## UNIT 1 - FLOOR 1.5



# INTERIOR UNITS

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## UNIT 4 - FLOOR 2



# INTERIOR UNITS

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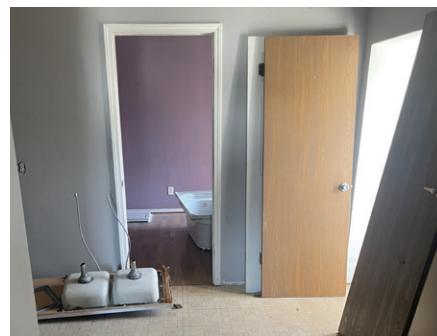
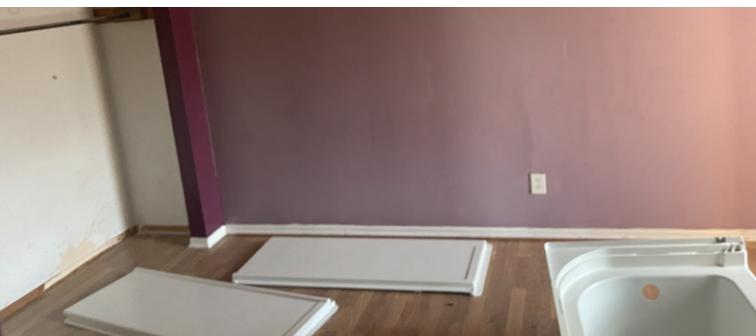
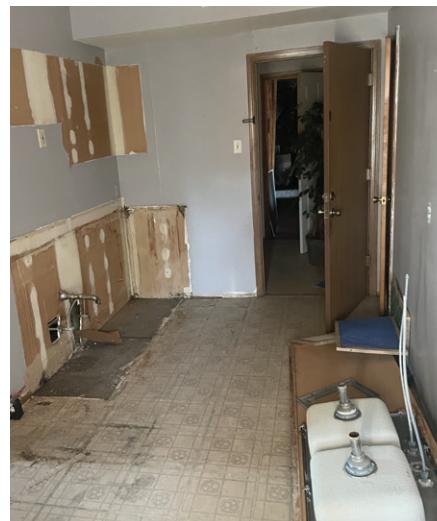
## UNIT 5 - FLOOR 3



# INTERIOR UNITS

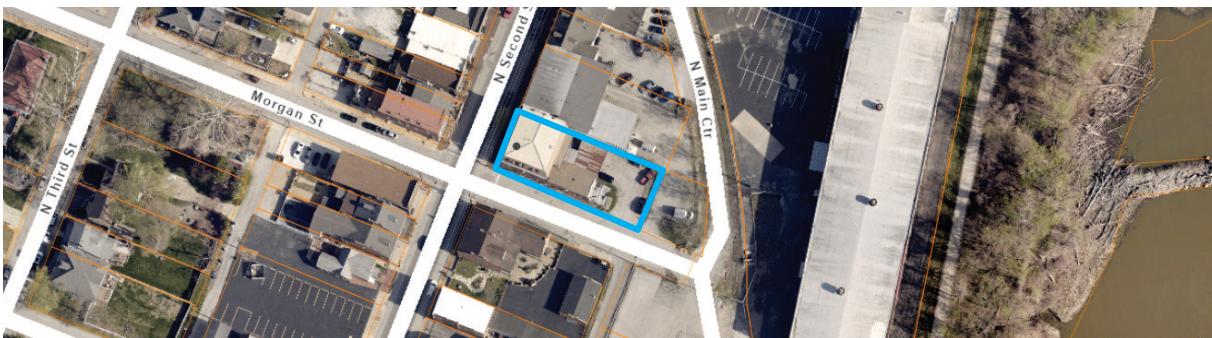
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## UNIT 6 - FLOOR 3



# PROPERTY EXTERIOR

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## DIRECTIONS

From St. Louis take I-70 W to Exit 229B for I-70BUS N. Then make a Right onto S 5th St. Then continue and make a Right onto Morgan St, and your destination will be the first building on the left corner of S N 2nd St and Morgan St.