

RELIGIOUS PROPERTY FOR SALE

8,270 ± SF TOTAL ON 1.12 ± AC

FOUNDRY
COMMERCIAL



410 W ST. LOUIS STREET, PACIFIC, MO 63069

ASKING PRICE: ~~\$749,000~~ \$695,000

PROPERTY DESCRIPTION

- » Two buildings totaling 8,270± SF on 1.12± total AC
 - » Church/Fellowship Hall building - 5,884± SF
 - » House/Office - 2,386± SF
- » Property includes:
 - » Sanctuary (seating capacity 150±)
 - » Multiple classrooms and offices
 - » Fellowship Hall
 - » Nursery
- » Located approximately 38 miles from St. Louis International Airport
- » Great access to I-44, approximately 1.5 miles away

PARCEL ID_s	19-1-12.0-3-003-021.000, 19-1-12.0-3-003-033.000
COUNTY	Franklin
ZONING	R1-A
# OF BUILDINGS	2
TOTAL BUILDING SF	8,270 ± SF
ACREAGE	1.12 ± AC
PARKING	43± Paved spots
SEATING CAPACITY	150±

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

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IN COOPERATION WITH:

SUSAN SCHAEFER
Real Estate Agent
314.606.3565
trustinjust1@gmail.com

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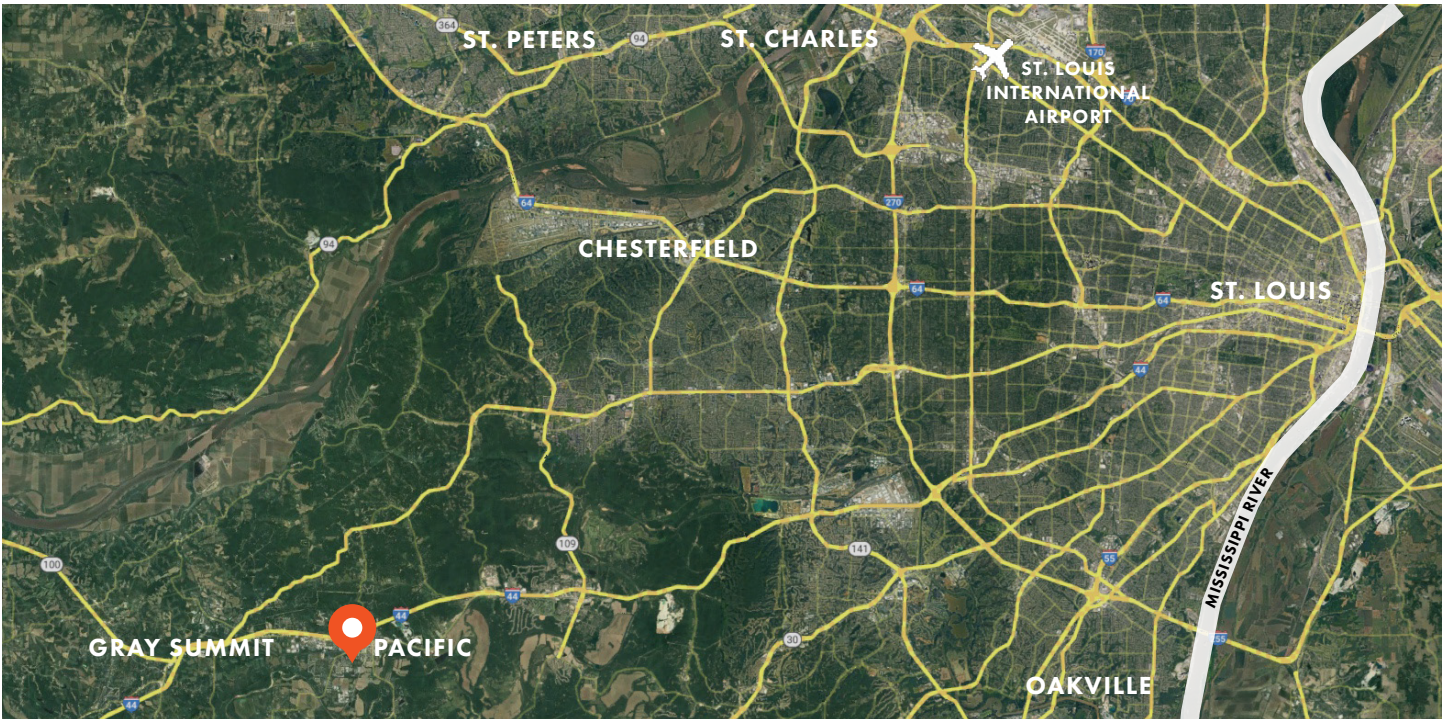
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AERIAL & PROPERTY OUTLINE



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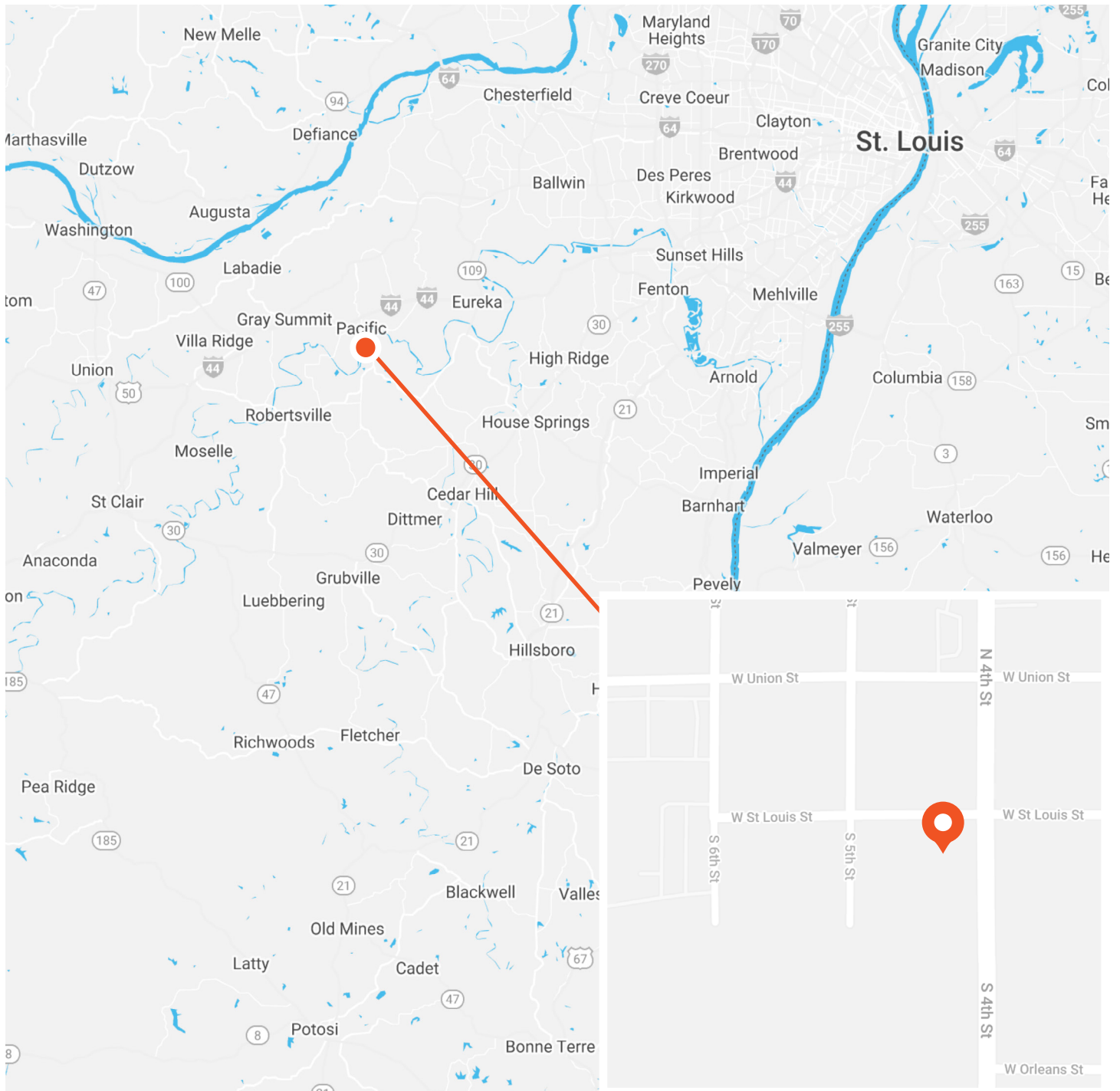
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LOCATION



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PROPERTY PHOTOS



CHURCH EXTERIOR



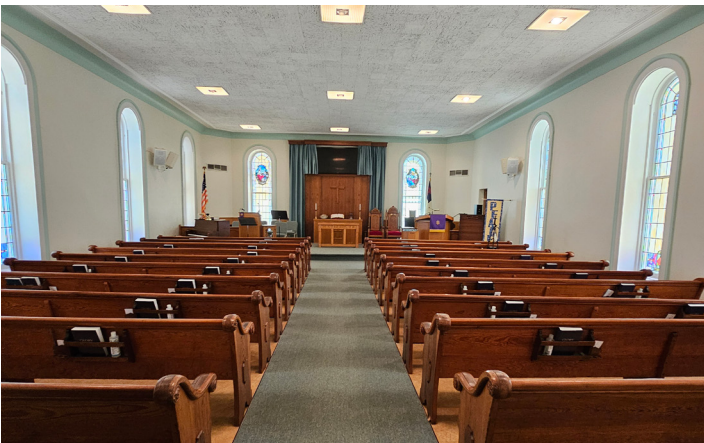
FORMER HOUSE/OFFICE EXTERIOR



STREET VIEW



ENTRANCE



SANCTUARY



FRONT OF SANCTUARY, CHOIR

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PROPERTY PHOTOS



FELLOWSHIP HALL



KITCHEN



NURSERY



CONFERENCE ROOM



MEETING ROOM



CHOIR ROOM

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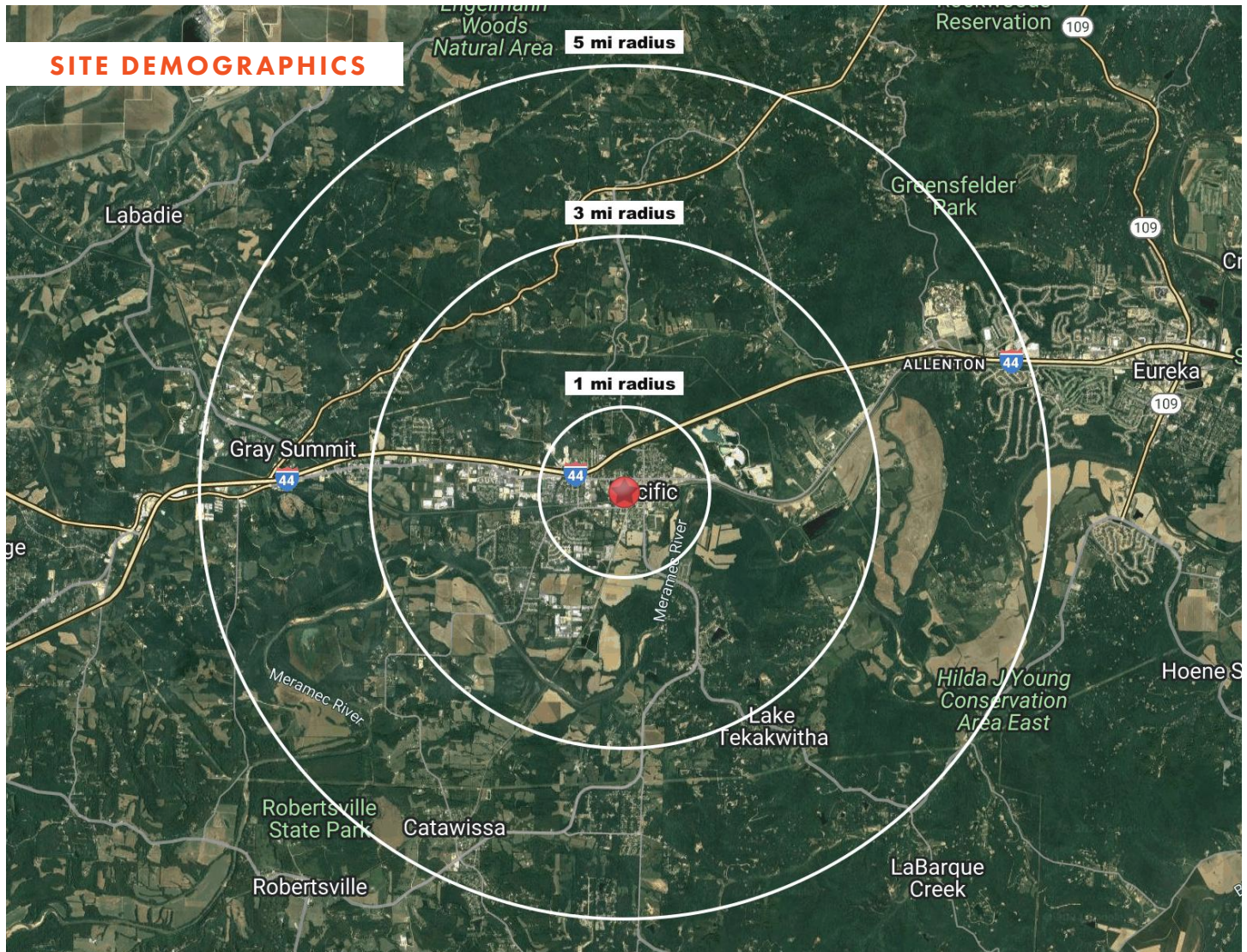
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1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
3,318 ESTIMATED POPULATION 2023	10,597 ESTIMATED POPULATION 2023	19,226 ESTIMATED POPULATION 2023
38.7 MEDIAN AGE	38.8 MEDIAN AGE	40.1 MEDIAN AGE
\$208,480 MEDIAN HOME VALUE 2023	\$225,846 MEDIAN HOME VALUE 2023	\$257,031 MEDIAN HOME VALUE 2023
\$78,705 AVG HOUSEHOLD INCOME	\$94,872 AVG HOUSEHOLD INCOME	\$107,518 AVG HOUSEHOLD INCOME

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