



4163 Crescent Dr

4163 Crescent Dr, Saint Louis, MO 63129



Scott Hagar

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4163 Crescent Dr

\$425,000

Great stand alone one story office building in quiet area near Lindbergh, I-270 and I-55 for convenience to many areas. Offers small reception entry, 3 or 4 private offices and 1 or 2 conference rooms depending on how you want to use plus an open office area with 4 cubicles. In addition there is a large open area with fireplace that can be used as an open office area, lounge area, meeting area or use your imagination. There is a full bath, 1/2 bath, complete kitchen area plus a spacious file room. Lower level does offer additional storage area. 7-9 parking areas depending on need and use. Street parking is also possible. This building was fully remodeled in in 2003 and sits on .39 acre site with signage out front. Offers two entrances plus a rear entry to nice outdoor space for lunch or a break. Great opportunity for service companies such as financial planning, insurance, engineering, real estate, accounting, tax firm, or similar. Also listed for lease at \$4,000 per month modified gross lease. Call Scott Hagar with questions or...

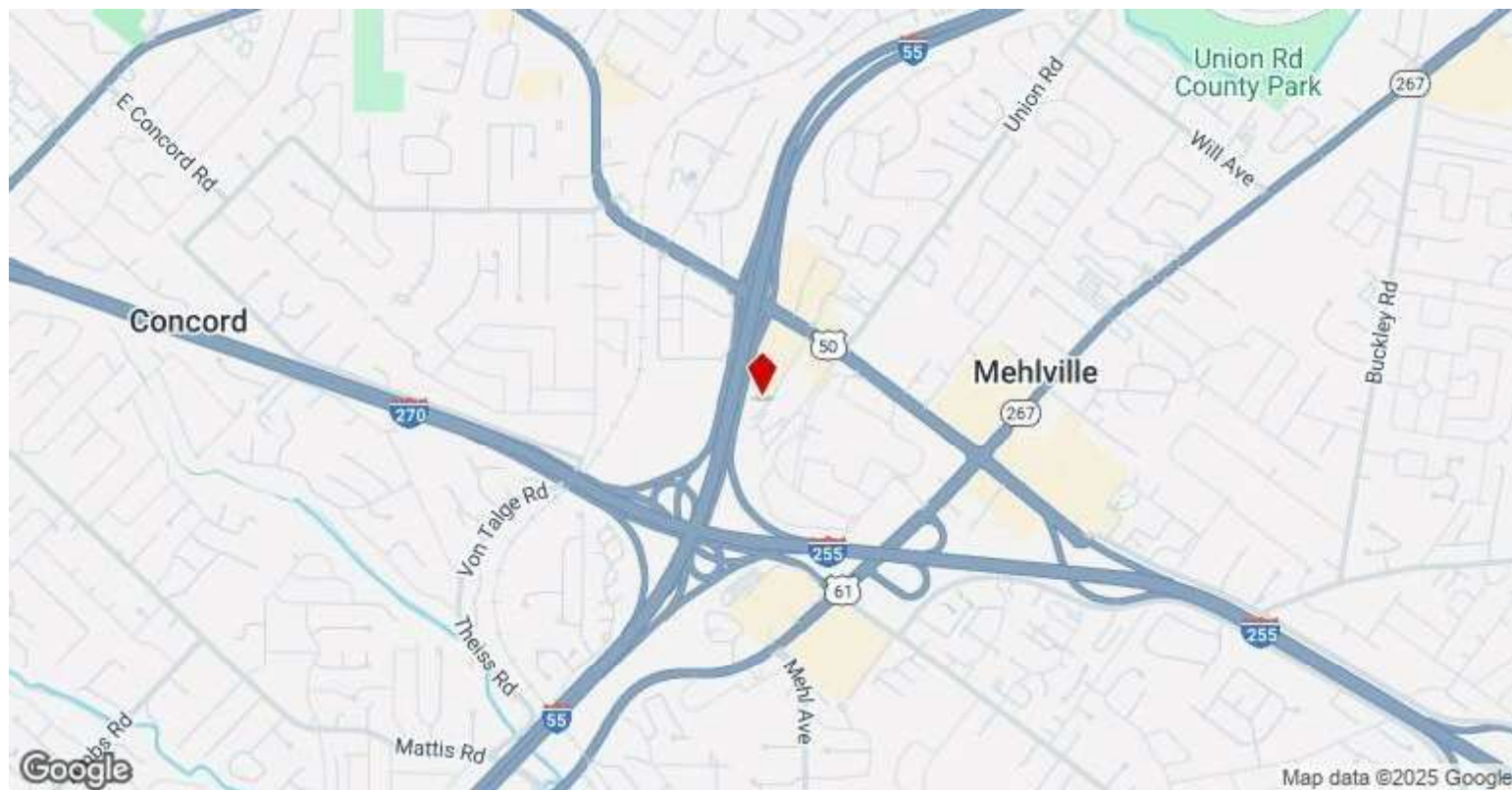
- Stand alone renovated with easy access to interstates 270 or 55 at Lindbergh



Price:	\$425,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.39 AC
Gross Building Area:	3,227 SF
Rentable Building Area:	3,227 SF
No. Stories:	1
Year Built:	1952
Tenancy:	Multi
Parking Ratio:	2.48/1,000 SF
Zoning Description:	C3
APN / Parcel ID:	29K-64-0458
Walk Score ®:	44 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Raymond James Financial Services	-	

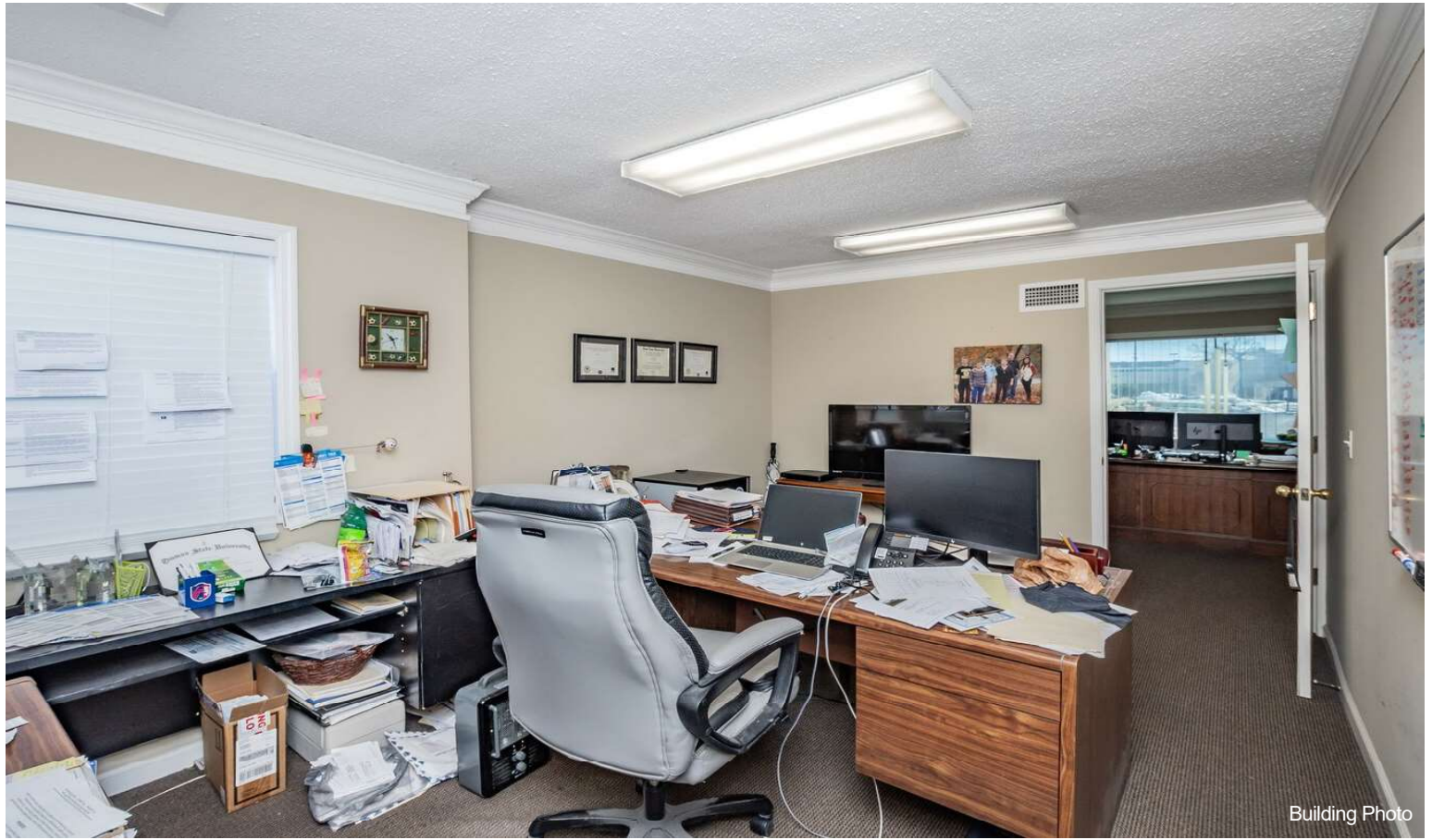


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Property Photos



Property Photos



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Property Photos



Building Photo



Building Photo

Property Photos



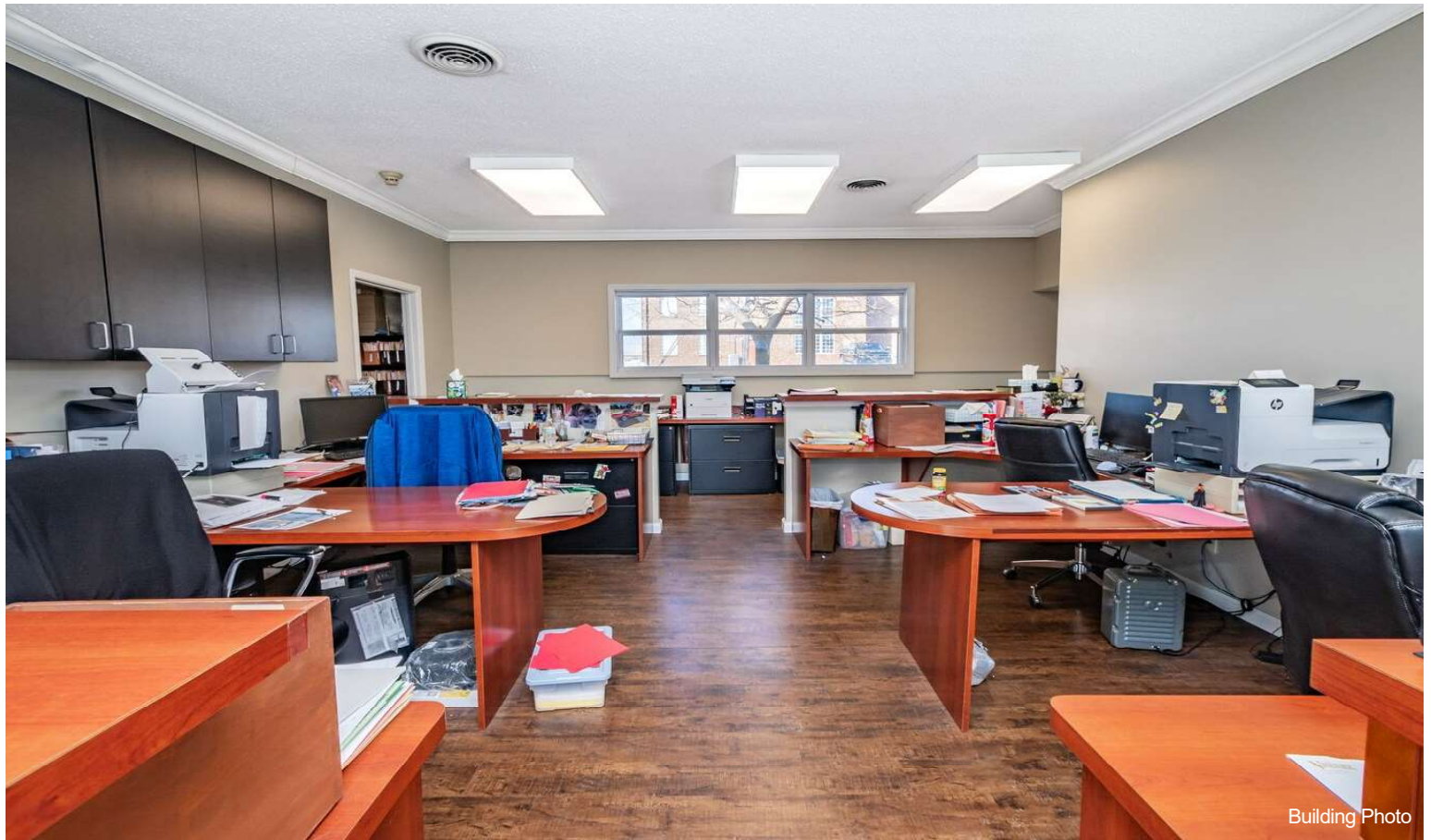
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