

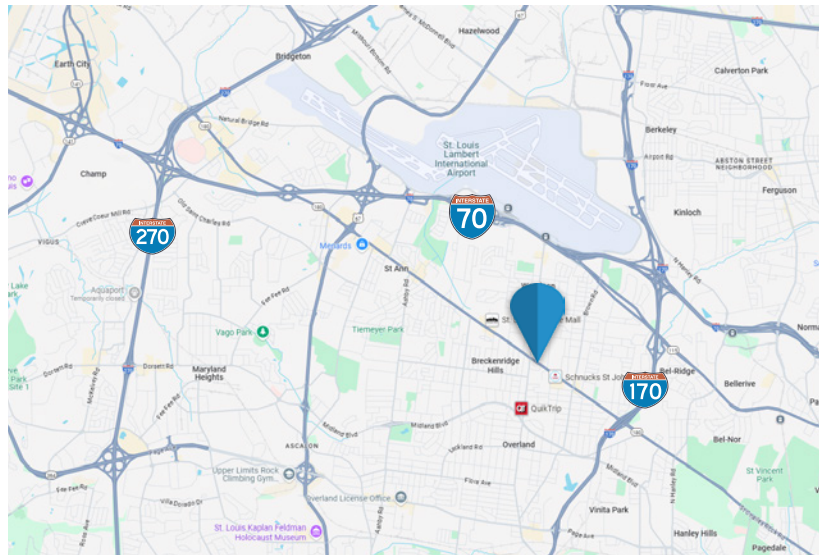
FOR SALE

9197 St. Charles Rock Road
St. Louis, MO 63114



- Investment/Owner User
- 12,034 +/- SF on 1.88 Acres
- Auto Sales Possible
- Retail Frontage 6,400 +/- SF
- Stand Alone Building 5,400 +/- SF

Price: \$1,295,000



Gary Andrews

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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Property, 9197 St. Charles Rock Road, St. Louis, MO 63114. The property contains 2 buildings totaling 12,034 SF.

Investment Highlights

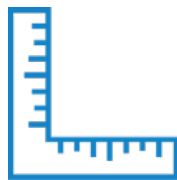
- Investment/Owner User
- 12,034 SF on 1.88 Acres
- Auto Sales Possible
- Main Building
 - Sales Office 1,000 +/- SF
 - 3 Bay Auto Shop with Prep Area in Rear 2,400 +/- SF
- Rear Stand Alone Building
 - 5,400 +/- SF with 500 +/- SF Office
 - Has Access to Gordon Ave.
 - Drive In at Each End
 - 17' Ceiling Height
 - 14' Drive In Doors

All offers will be considered. The owners are not offering any financing.



2

BUILDINGS



12,034

SQ FT



\$1,295,000

PRICE

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Demographics



6,506
HOUSEHOLDS



16,022
POPULATION



2.45
AVERAGE
HOUSEHOLD SIZE



\$66,545
AVERAGE
HOUSEHOLD INCOME



\$179,667
AVERAGE
HOUSING VALUE



95.5%
EMPLOYMENT



52.5%
WHITE COLLAR
WORKERS

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