

# For Sale

27,093 ± Sq. Ft. Class A Retail Investment

3801-3837 Vaile Ave.  
Florissant, MO 63034

*8% Cap Rate*



**Sale Price: \$3,900,000**

- **Signalized Intersection of New Halls Ferry Rd., Vaile Ave and Patterson Rd.**
- Situated on 4.12 acres
- High Occupancy Rate with Quality Tenants
- Zoning "C-8"
- Plentiful Parking: 6.59/1,000
- Demographics Available

**More Pictures and Detailed Map On Back**

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**314 781 0001**



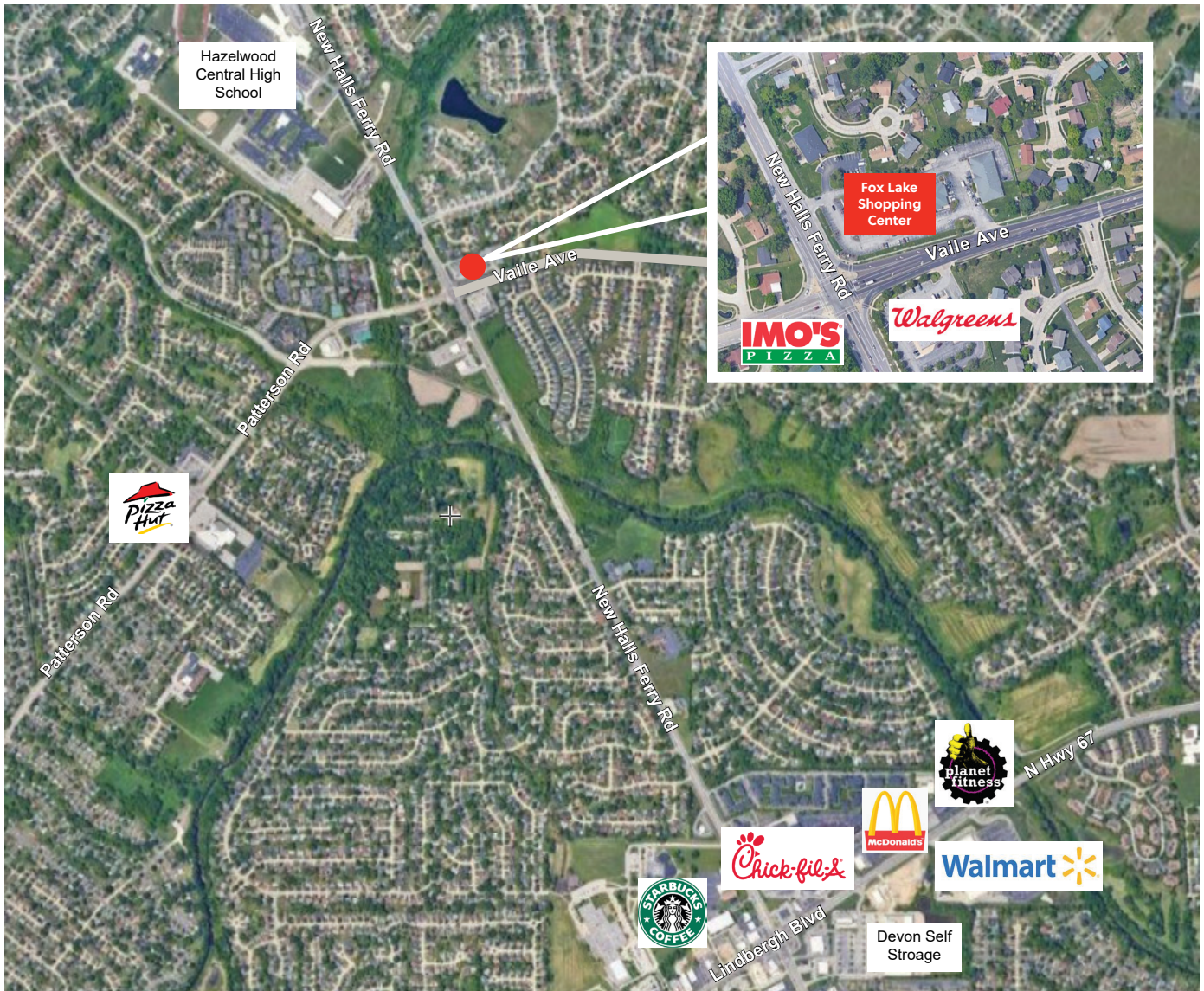
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