

OFFICE FOR SALE | OWNER/USER OPPORTUNITY

1112 FIRST CAPITOL DR

ST. CHARLES, MO 63301



REDUCED PRICE: \$650,000

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Brandon Wappelhorst, CCIM, SIOR
bwappelhorst@sansonegroup.com

Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

Nick Fiquette, CCIM, SIOR
nfiquette@sansonegroup.com



5,500 SF Building on
.28 Acres + .13 Acre
Additional Parcel



1,800 SF Available
for Owner/User



Revenue from 3rd
Party Tenant



Close Proximity to
Lindenwood University &
St. Charles County Court



Abundant Parking &
Excellent Visibility



Reduced Price
\$650,000(\$118/SF)



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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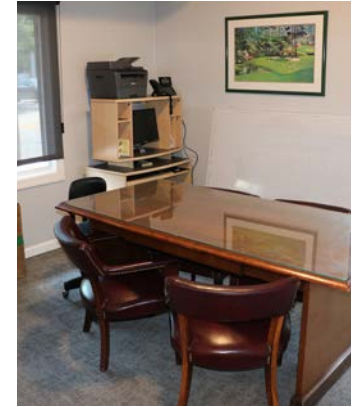
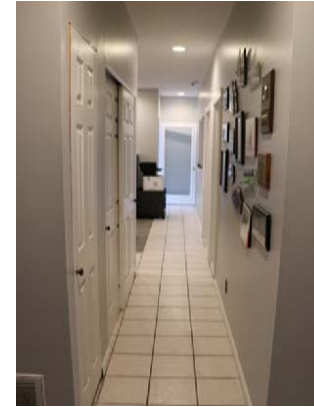
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Owner/User - 1,800SF | Available for Occupancy Feb 2026



Jane's Yoga Studio - 3,700 SF



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