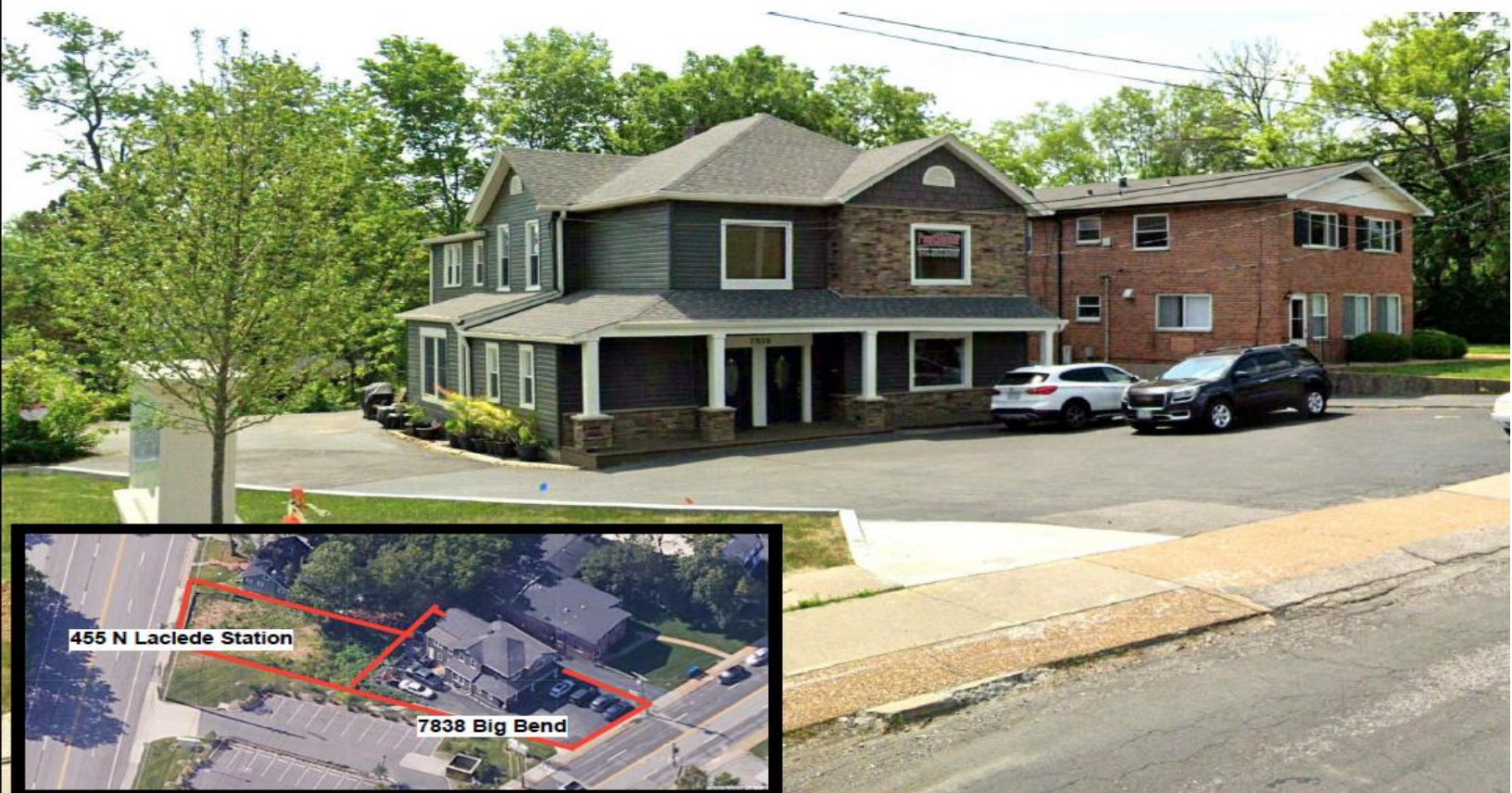


3,212 SF Office/Retail Building on 0.27 Acres
Two (2) Parcels

7838 Big Bend Blvd & 455 N Laclede Station Rd
Webster Groves, MO 63199

**Office/Retail Building
For Sale**

Reduced Price



Offering Highlights

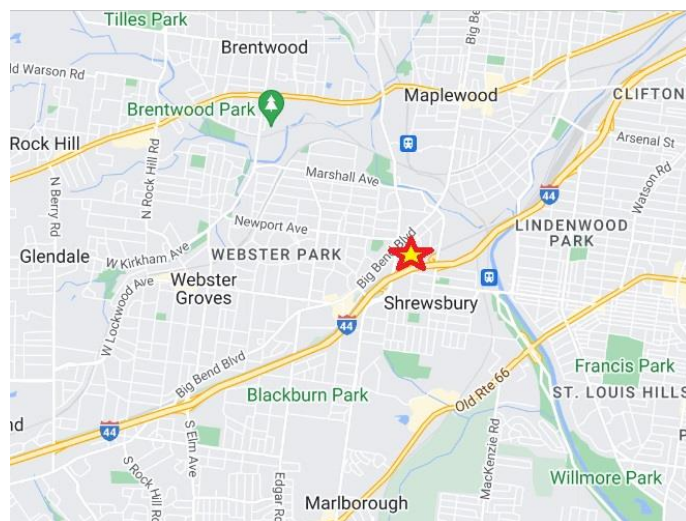
7838 Big Bend Blvd

- Two-story, 3,212 SF office/retail building on 0.16 acres
- Ideal for small business or corporate office
- High traffic – 11,500 VPD
- Functional layout – see attached floor plan
- Exterior building monument signage
- Lower-level storage (not included in SF)

455 N Laclede Station Rd

- 0.11-acre vacant lot, adjacent to 7838 Big Bend
- Expansion ability, potential access to Laclede Station Rd
- High traffic – 28,500 VPD

Locator Map



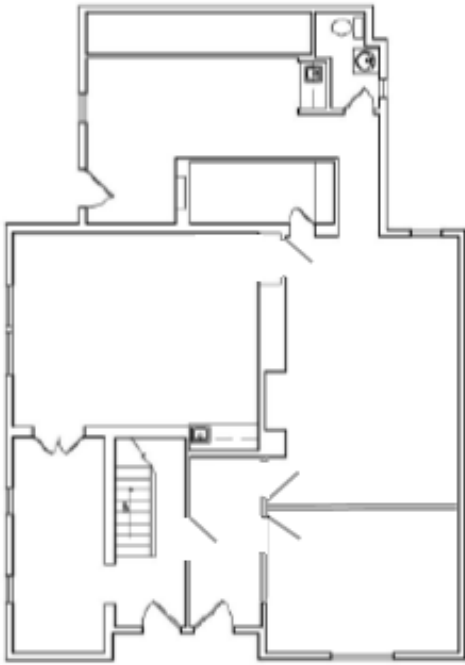
Sale Price: ~~\$525,000~~ \$495,000



contact | doug howard
telephone | 314.495.4958
email | doug@howardcommercial.net
www.howardcommercial.net

Floor Plan

First Floor: 1,522 SF



Second Floor: 1,315 SF



Contact:

Doug Howard

314.495.4958

doug@howardcommercial.net