



**±27,000 SF on appr. 5.20 Acres
Turn-Key Church, School & Offices
or Possible Sports/Entertainment
Facility, Office Campus or Mixed-Use**

FOR SALE OR LEASE →

CONTACT US

**660 Charbonier Rd.
Florissant, MO 63031**

Jason Morgan
314.560.8114 | jm@ccr-stl.com

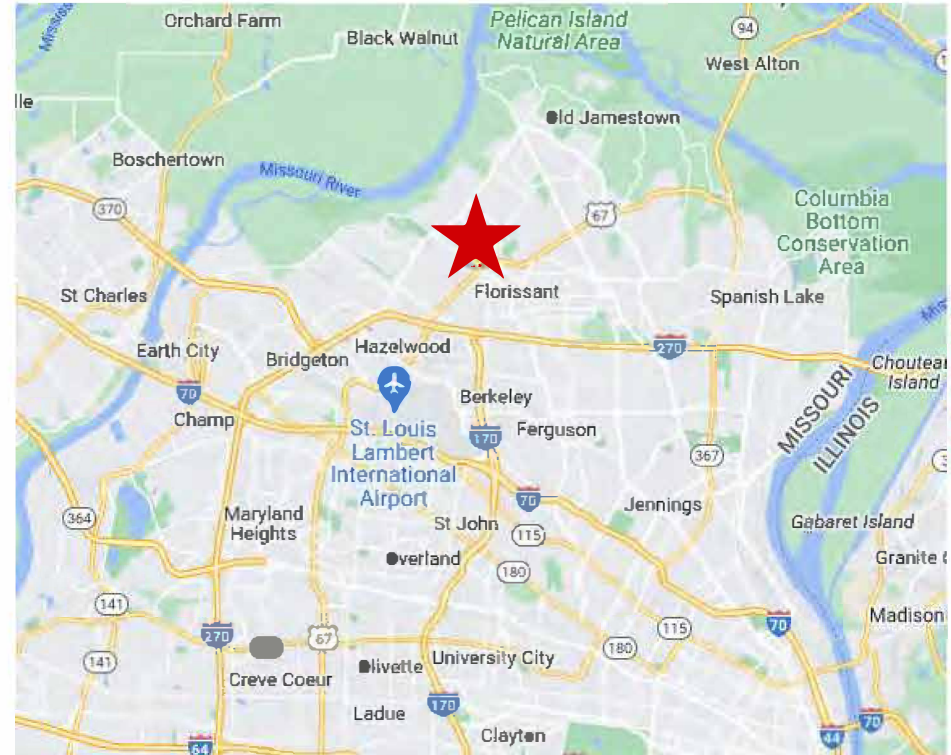
Property Details

➤ 660 Charbonier Road, Florissant, MO 63031

- 27,000 +/- SF Turn-Key School/Church Facility on 5.20 +/- Acres
- Other Possibilities include Office Campus, Sport/Entertainment Facility, Community Center, Mixed-Use or Residential
- Beautifully Appointed School/Church with Large Sanctuary, School Classrooms & Offices, Large Gym Facility with Stage, Fellowship Hall, Cafeteria & Commercial Kitchen
- Over \$1 Million in Improvements including but not limited to New Roof, HVAC, New Flooring, New LED Lights Inside & Out, New Perimeter Vinyl Fence, New Security System & Key Fob Building Access, Created Second Entrance on Charbonier, New Pole Sign, Freshly Painted and So Much More!
- Serene, Parklike Setting in the Heart of Florissant
- For Sale: \$2,190,000 / Lease Will Also Be Considered

2023 DEMOGRAPHICS

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	14,368	5,942	\$71,529
5 Mile	94,554	37,930	\$72,319
10 Mile	162,596	64,395	\$71,587



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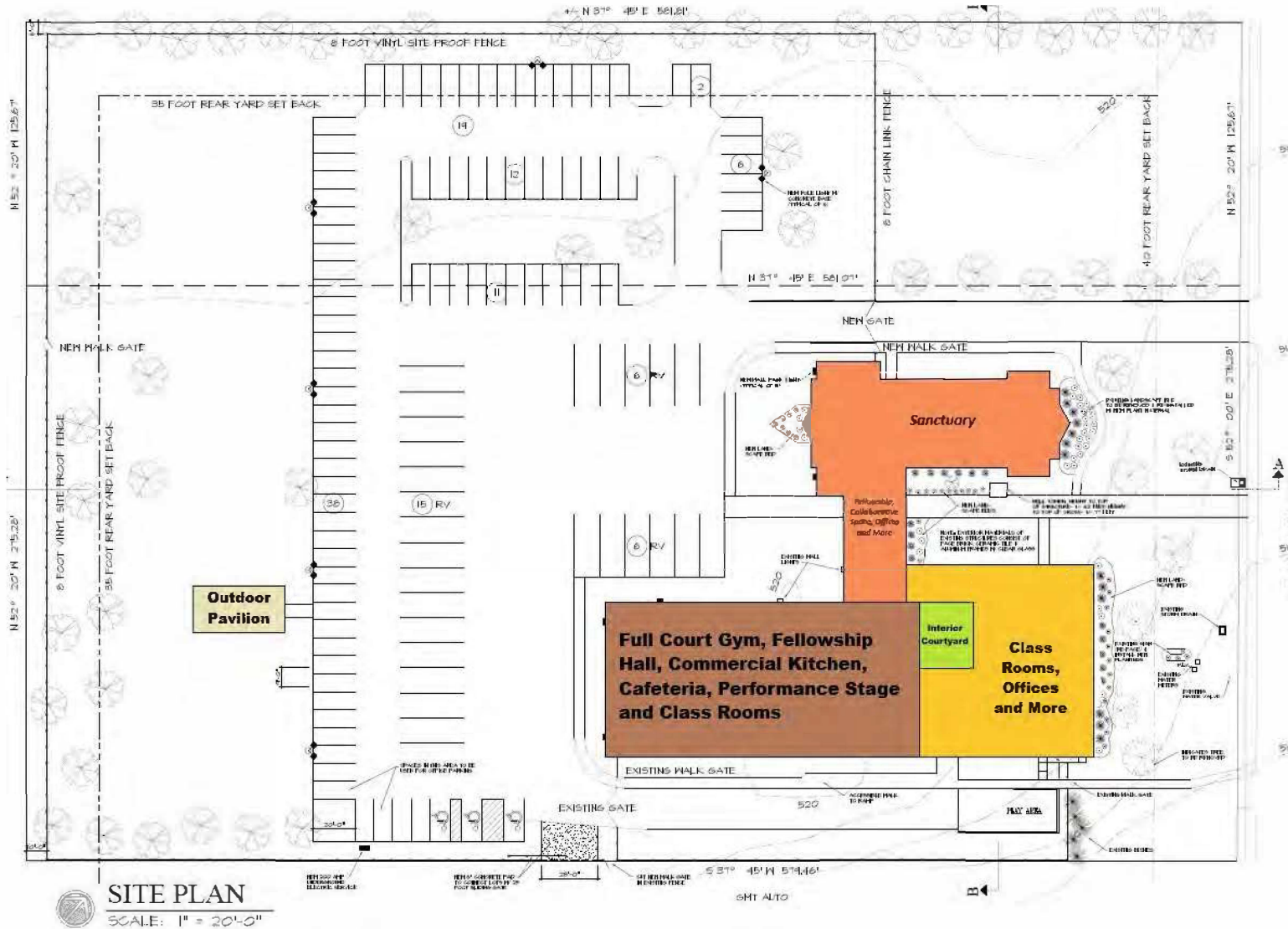
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Please Check Out Our Video Tour - QR CODE



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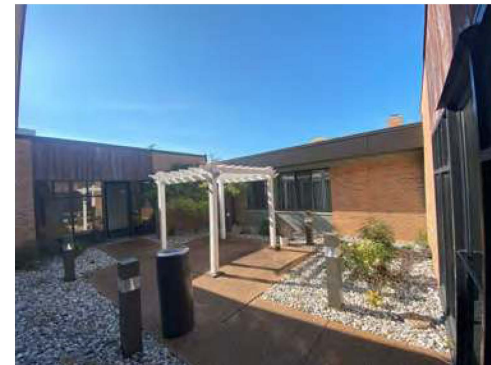
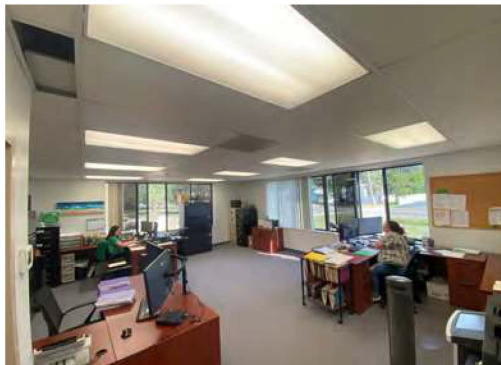
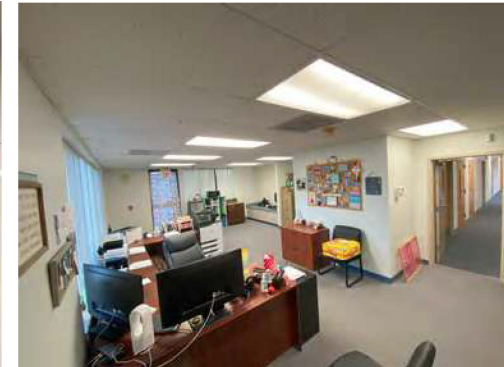
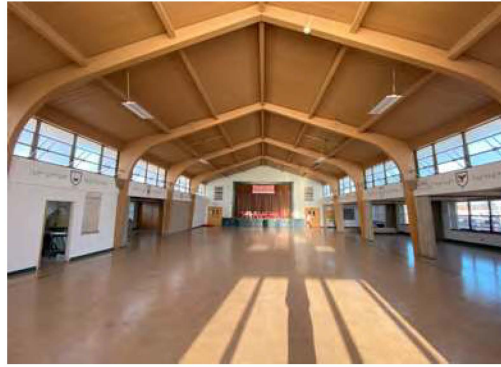
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