



3901-3909 St. Timothy Ln

St. Ann, Missouri | 63074



FOR SALE

+/- 4200 SF Building
Sale Price:
\$450,000.00

- Zoned C2
- Vacant +/- 2400 SF Suite w/ Phase 3 power capability
 - 1 Loading Dock/Back Storage
 - Showroom/Reception in front
- 2 Historic Tenants (1560 RSF)
 - +/- 780SF-Top of the World Hair Salon
 - +/- 780SF-Addict De Cheveux Salon
- 32,000 VPD on St Charles Rock Rd
- 8 Surface Parking Spots
 - Additional parking possible in back



JUSTIN STRÖHM, BROKER

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CIRCA PROPERTIES

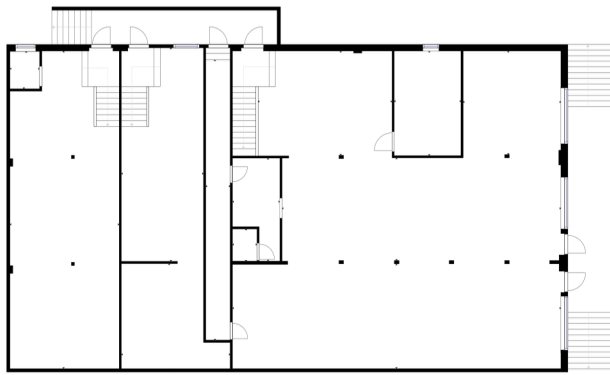
(314) 352-5200

3353 ROGER PLACE ST. LOUIS, 63116

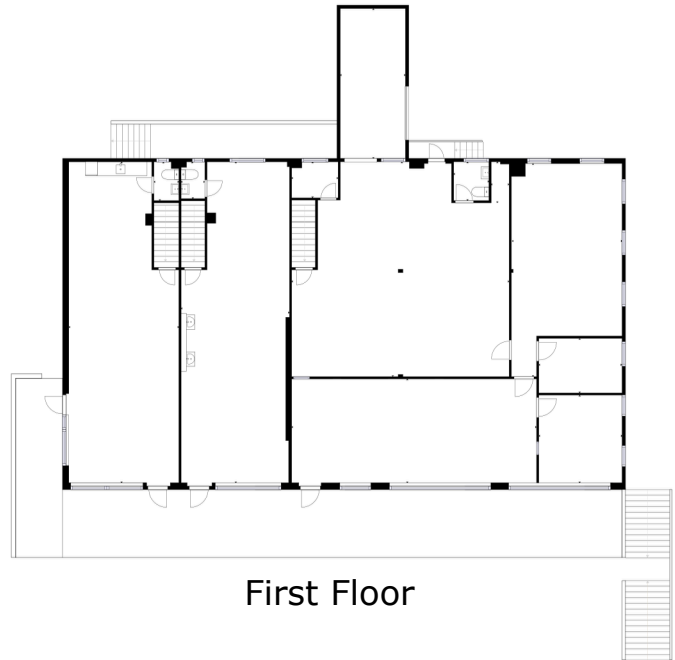
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THE ART OF PARTNERSHIP



Lower Level



First Floor



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