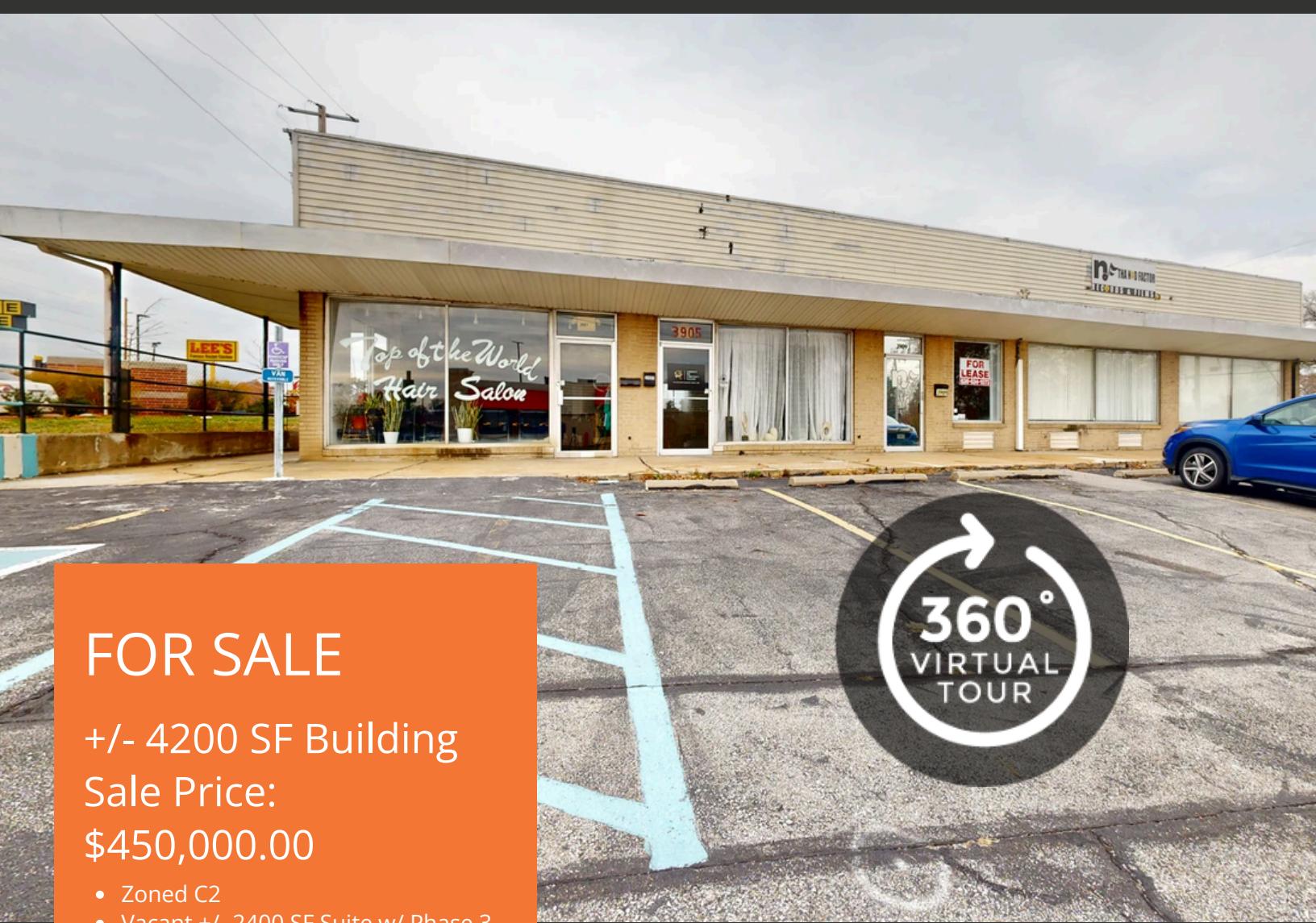




3901-3909 St. Timothy Ln

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

(314) 814-6178

Justin.Strohm@CircaSTL.com

CIRCA PROPERTIES

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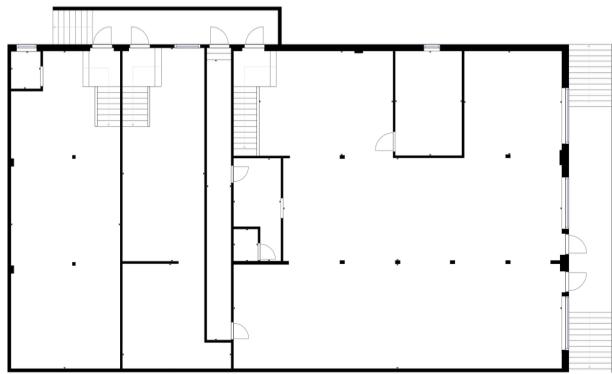
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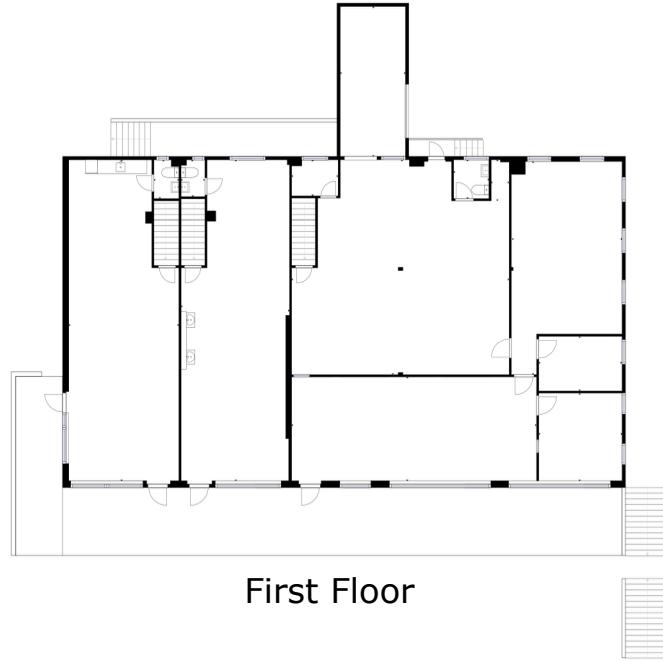


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THE ART OF PARTNERSHIP

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REALTY LEADERS

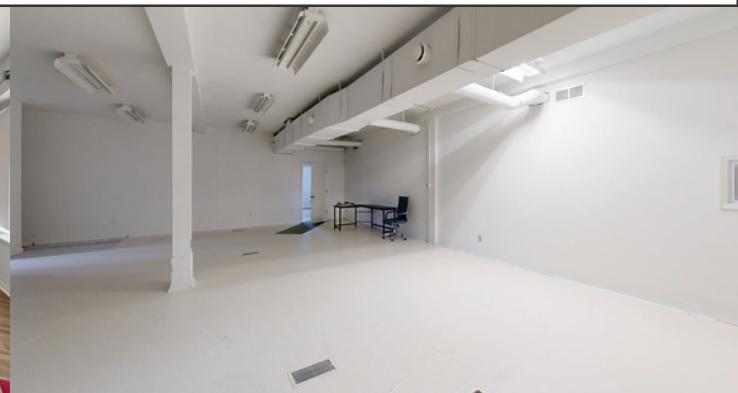


Lower Level



First Floor

 Matterport®



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