

USER/REDEVELOPMENT OPPORTUNITY

FOR SALE

4500 Washington Street
St.Louis, MO 63033



ABUNDANT POTENTIAL

This well known building is ready house another business with educational priorities, as it features multiple offices, classrooms, and meeting spaces.

Potential Uses for this Property:

- Daycare
- Private School
- Public School
- Trade School
- Co-Working Space

Formerly Our Lady of Fatima Parish Church and School, the property was purchased by Lindenwood University in 2005 and converted to be their North County Campus.



ABOUT FLORISSANT

www.chooseflorissant.com

1140

Businesses

52,533

Residents

57+

Retail Centers

\$775M

Yearly Gross
Retail Revenue

13+

Square Miles

PROPERTY FEATURES



- Building Size: 46,364 SF
- Three Story Building
- Large multi-purpose room / auditorium
- +12 classrooms
- Faculty offices
- Cafeteria/general purpose area
- Partial new roof
- Elevator served for ADA access



- Turn-key School Building or Redvelopment Opportunity
- Highly Visible Location
- Adjacent to 1-270

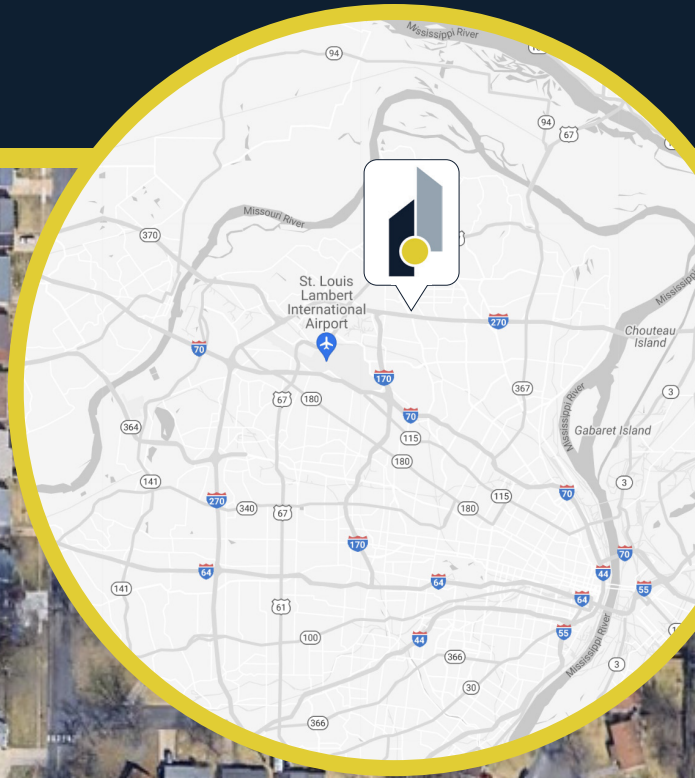


- 2.18 AC
- 3.4/1,000 SF Parking

**Contact
Broker
for Pricing**



AERIAL VIEW



Location is highly visible on the south side to the adjacent I-270 and across the road from Florissant Municipal Court

WITHIN 5 MILES:

- Lambert International Airport
- Boeing Company
- St. Louis Community College - Florissant Campus
- North Technical High School
- McCluer High School
- SSM Health Cardinal Glennon Pediatric



CONTACT THE BROKERS



JOEL MEYER | SIOR

Principal

(314) 744-8992

jmeyer@intcre.com



MICHAEL BACKER

Vice Preseident | Brokerage

(314) 744-8979

mbacker@intcre.com

