



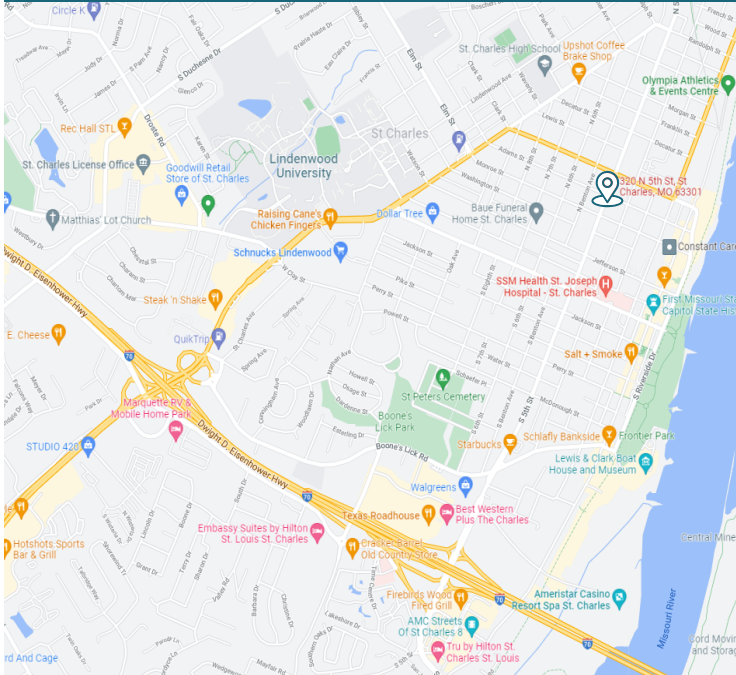
FOR SALE

320 N 5th Street
St. Charles, MO 63301



**McKELVEY
PROPERTIES**
building relationships . creating wealth

SALE PRICE: \$980,000



Prime owner-user opportunity in the heart of Downtown St. Charles.

This 5,457 SF single-story office building offers excellent visibility at the corner of N 5th & Adams, just steps from the St. Charles County Courthouse and Main Street amenities.

The flexible floor plan allows for immediate owner occupancy with the option to lease excess space for supplemental income.

Property includes on-site parking and convenient access to I-70.

**Sale Price:
\$980,000**

**Lease Price:
\$22.00/SF Full Service**



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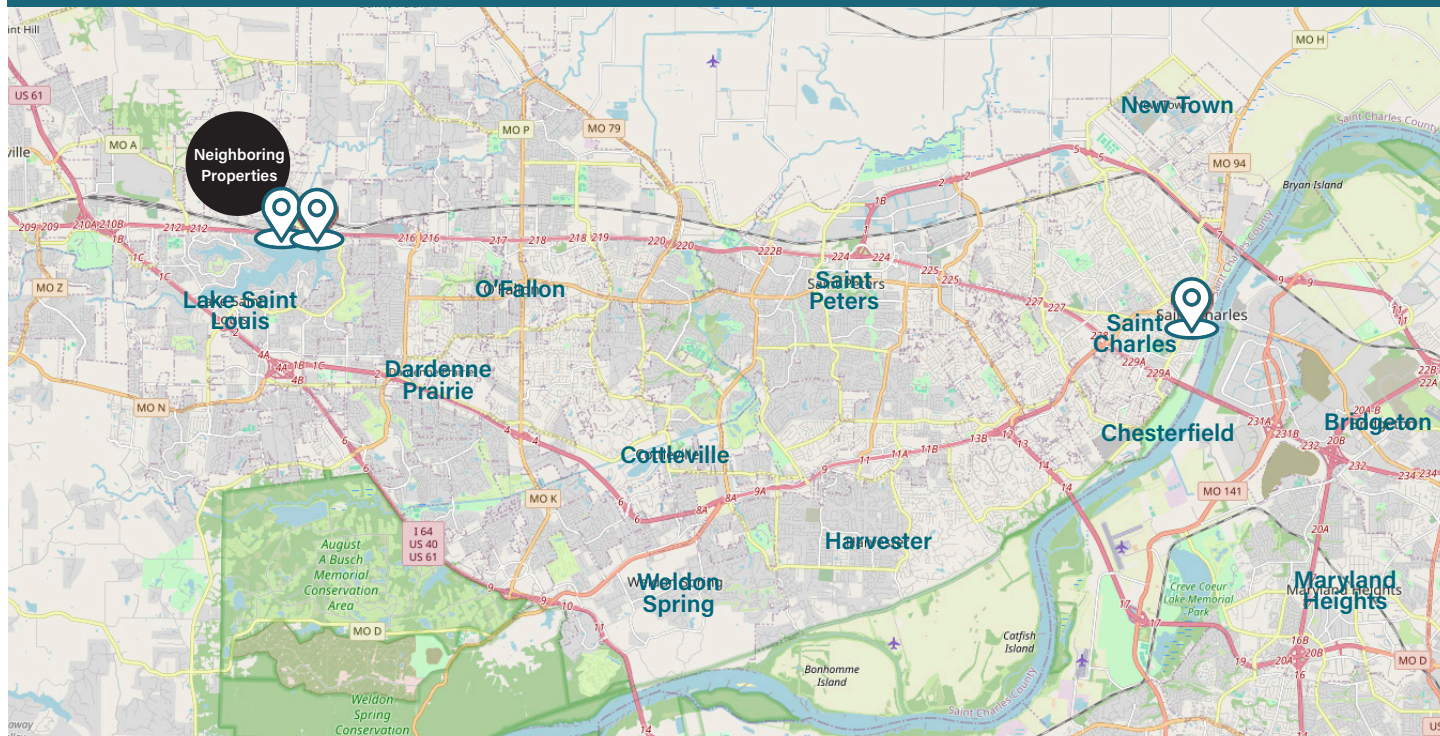
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MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

PORTFOLIO SALE INFORMATION



PROPERTY:

**1052 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$995,000

Neighboring
Properties

KEY HIGHLIGHTS

- 5,208 SF office building on 0.62 acres
- Fully leased – immediate in-place income
- Built in 2006 – modern systems and low deferred maintenance
- Attractive office park setting with 22 surface parking spaces
- Strong O'Fallon location with quick access to I-70
- Ideal turnkey opportunity for investors seeking stable cash flow

PROPERTY:

**1061 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$975,000

KEY HIGHLIGHTS

- 5,208 SF office building situated on 0.62 acres
- Fully leased with immediate and in-place income
- Tenants include Marble Wellness and Emergent Learning
- 2025 real estate taxes: \$11,387.58
- Built in 2006 with modern systems and minimal deferred maintenance
- Ideal turnkey investment opportunity offering stable cash flow

PROPERTY:

**320 N 5th Street
St. Charles, MO 63301**

Sale Price: \$980,000

KEY HIGHLIGHTS

- 5,457 SF single-story office building
- Highly visible downtown corner location
- Steps from the St. Charles County Courthouse
- Ideal owner-user layout with ability to lease surplus space
- 19 surface parking spaces
- Excellent access to I-70 and major commercial corridors
- Walkable to Main Street restaurants, retail, and government offices

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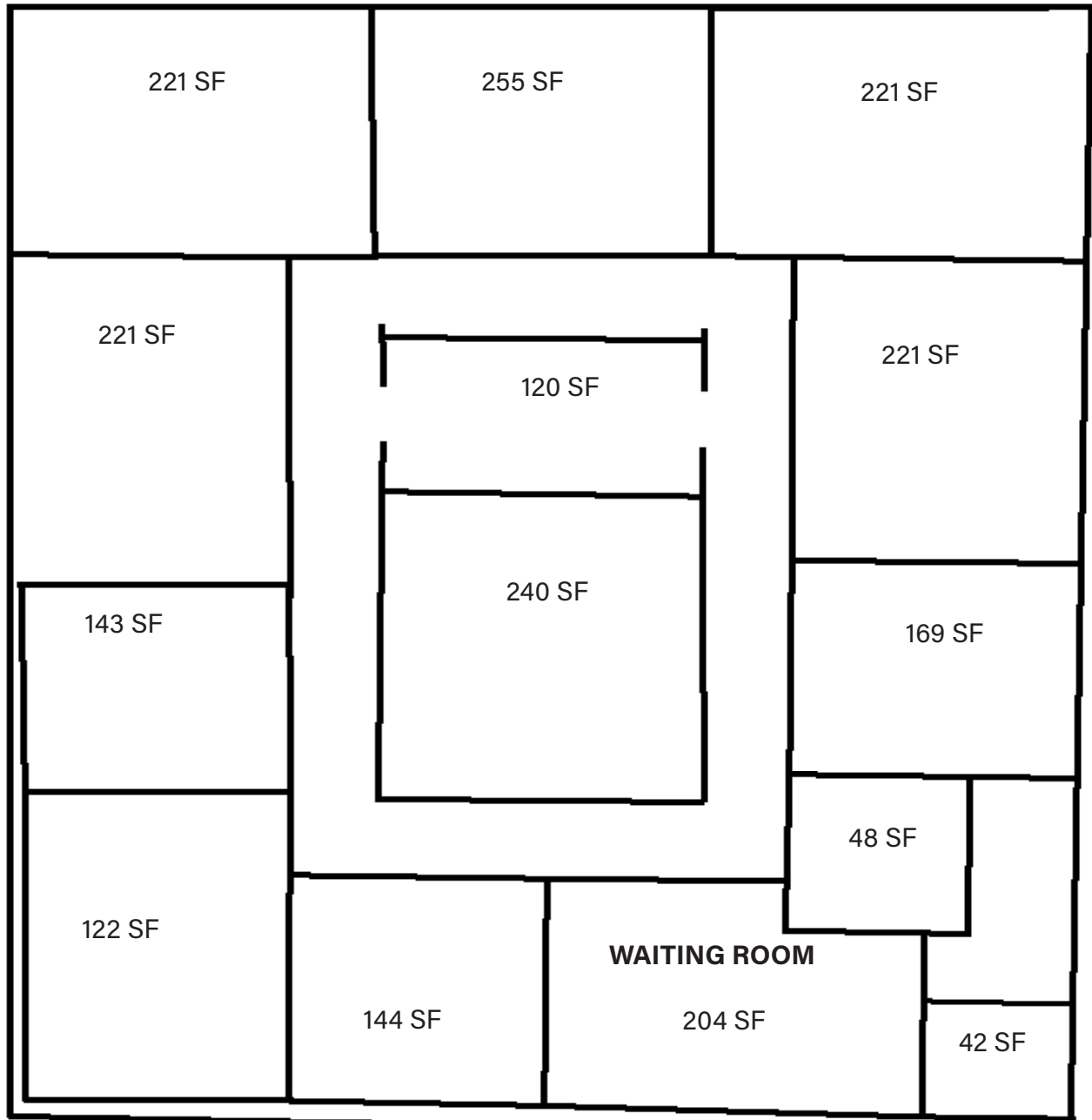
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FLOOR PLAN



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INTERIOR IMAGERY

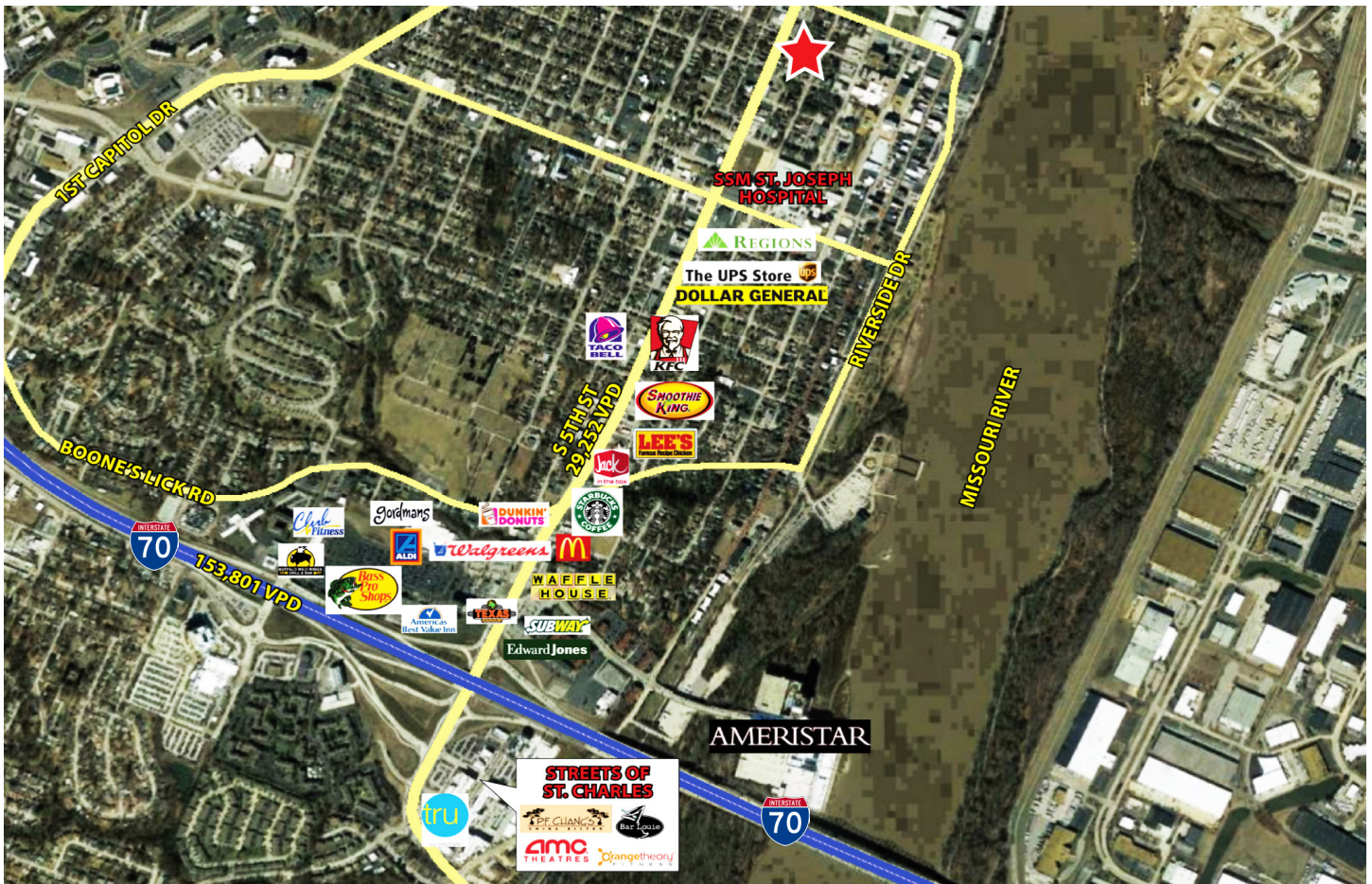


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PROPERTY DETAILS	WOULD BE PERFECT FOR	FOOT TRAFFIC	NEARBY BUSINESSES
<p>Highly visible downtown corner location</p> <p>Walkable to Main Street restaurants, retail, and government offices</p> <p>19 surface parking spaces</p>	<p>This building would be a perfect fit for an investor or owner/user.</p>	<p>Steps from the St. Charles County Courthouse, this property features fantastic foot traffic and VPD!</p>	<p>SSM St. Joseph Hospital</p> <p>The UPS Store</p> <p>Regions Bank</p> <p>Dollar General</p> <p>Smoothie King</p> <p>Starbucks</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,559	68,703	131,583
HOUSEHOLDS	3,861	33,957	60,012
MEDIAN HH INCOME	\$60,108	\$68,325	\$75,782

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