

# FOR SALE

11 GARVEY PARKWAY, ST. CHARLES, MO 63303



**\$2,450,000**

## EXCELLENT INVESTMENT OPPORTUNITY

### PROPERTY HIGHLIGHTS

- Free Standing Brick Building - 6676 Sq Ft
- 100% occupied - Medical User - Lease expires 2032
- Great for 1031 Exchange
- 32 parking spaces
- Built in 2005
- Easy Access to Hwy 364 & Hwy 94
- Minutes from I-70

**kw** REALTY  
WEST  
KELLERWILLIAMS.

Broker: 636-229-8500

Each Office is Independently Owned and Operated.

**DENISE O'MARA, REALTOR®** Licensed in Missouri

☎ 314.565-2386 ✉ [domara@kw.com](mailto:domara@kw.com)

**BROKER OFFICE: 111 UNGERBOECK PARK, O'FALLON, MO 63368**

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