

RETAIL/ OFFICE INVESTMENT FOR SALE

Price: \$2,800,000

Description

This **fully-occupied** three-story property houses a mix of retail and professional tenants, including counseling firms and a popular cafe. It is well-positioned in an affluent area, and continually retains high occupancy.

Property Details

- 24,972 RSF built 1998
- 1.37 Acres
- **Existing 7.8 CAP**
- Priced below market PSF
- Recent renovations
- Further info available upon request

475 Clayheath Ct,
Ballwin, MO 63011



SKYLINE
COMMERCIAL REAL ESTATE

2024 DEMOGRAPHICS

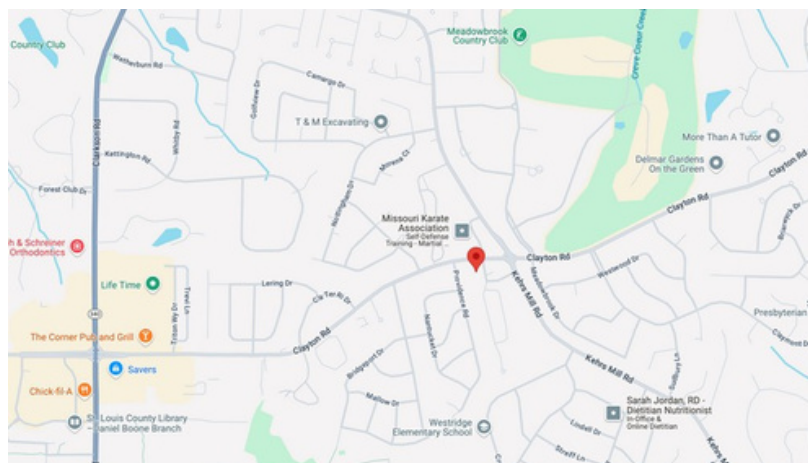
1 Mile | 3 Miles | 5 Miles

Population

8,282 | 77,043 | 159,701

Median Household Income

\$151,405 | \$151,231 | \$149,395

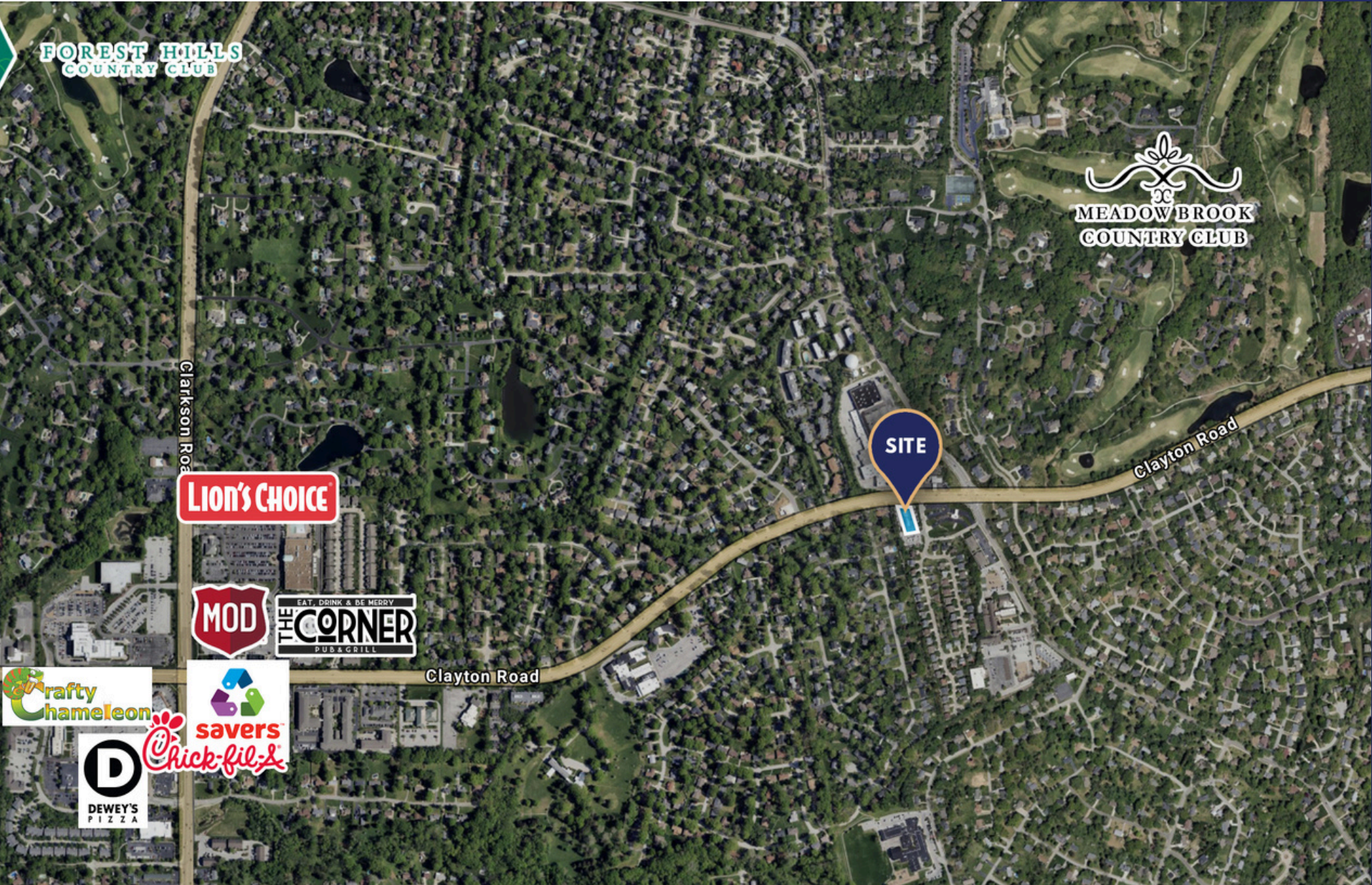


CONTACT

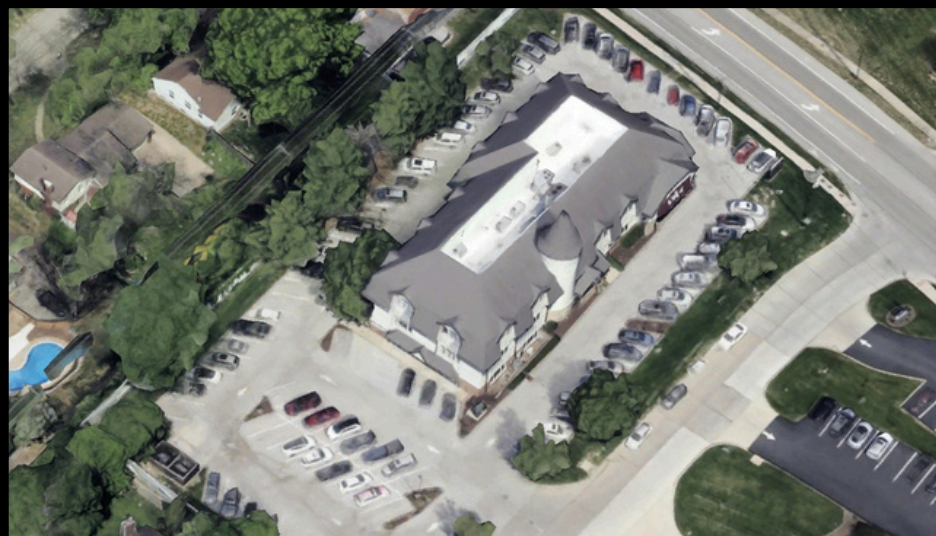
Luke Grant
314-602-3008
Luke@skylinemore.com

Diane Flavan
314-229-1492
Diane@skylinemore.com

TRADE AREA AERIAL



BUILDING PHOTOS



Information contained herein has been obtained by reliable sources however neither broker or owner warrants any information concerning subject property.