



MCKELVEY  
PROPERTIES

**FOR SALE OR LEASE**

13605 Old Tesson Ferry Rd.  
St. Louis, MO 63128

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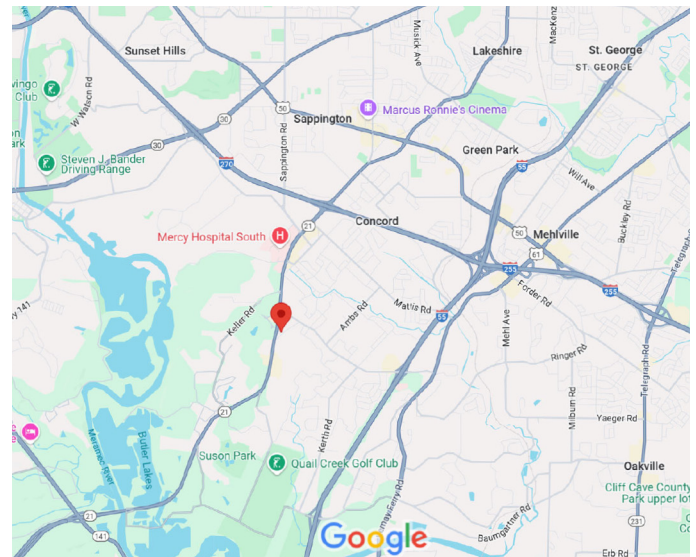
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SALE PRICE: \$1,415,000.00  
LEASE RATE: \$16.00 SF + \$6.00 SF NNN



### Property Description

- Situated on 1.56 acres in a highly visible and accessible location.
- 4,579 SF Building
- Built in 1978
- Formerly built out as an urgent care facility, offering a versatile commercial/medical layout.
- Flexible floor plan: Can be redesigned to suit a variety of medical, office, or commercial uses.
- Interior requires renovation due to a winter pipe rupture — most of the drywall has been removed.
- Opportunity to restore original layout or customize the space to your specific needs.
- Ample lot size allows for future expansion, generous parking, or outdoor enhancements.
- Located in a well-established medical corridor, ideal for healthcare related services.
- Close proximity to St. Anthony's Medical Center (Mercy Hospital South) and other medical offices, clinics, and pharmacies.
- Strong visibility and access from Tesson Ferry Road, with steady traffic and nearby residential communities.
- Taxes 2024: \$25,570.00



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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | [www.McKelveyProperties.com](http://www.McKelveyProperties.com)  
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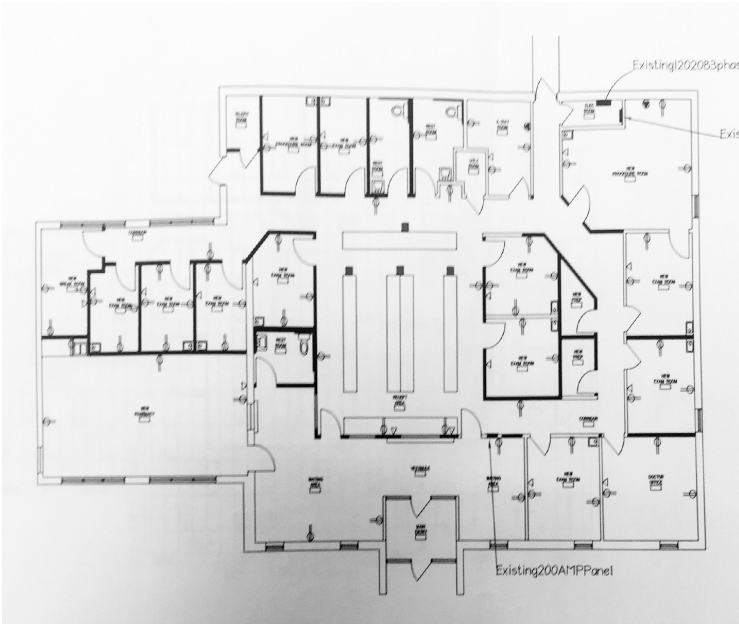
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### FLOOR PLAN



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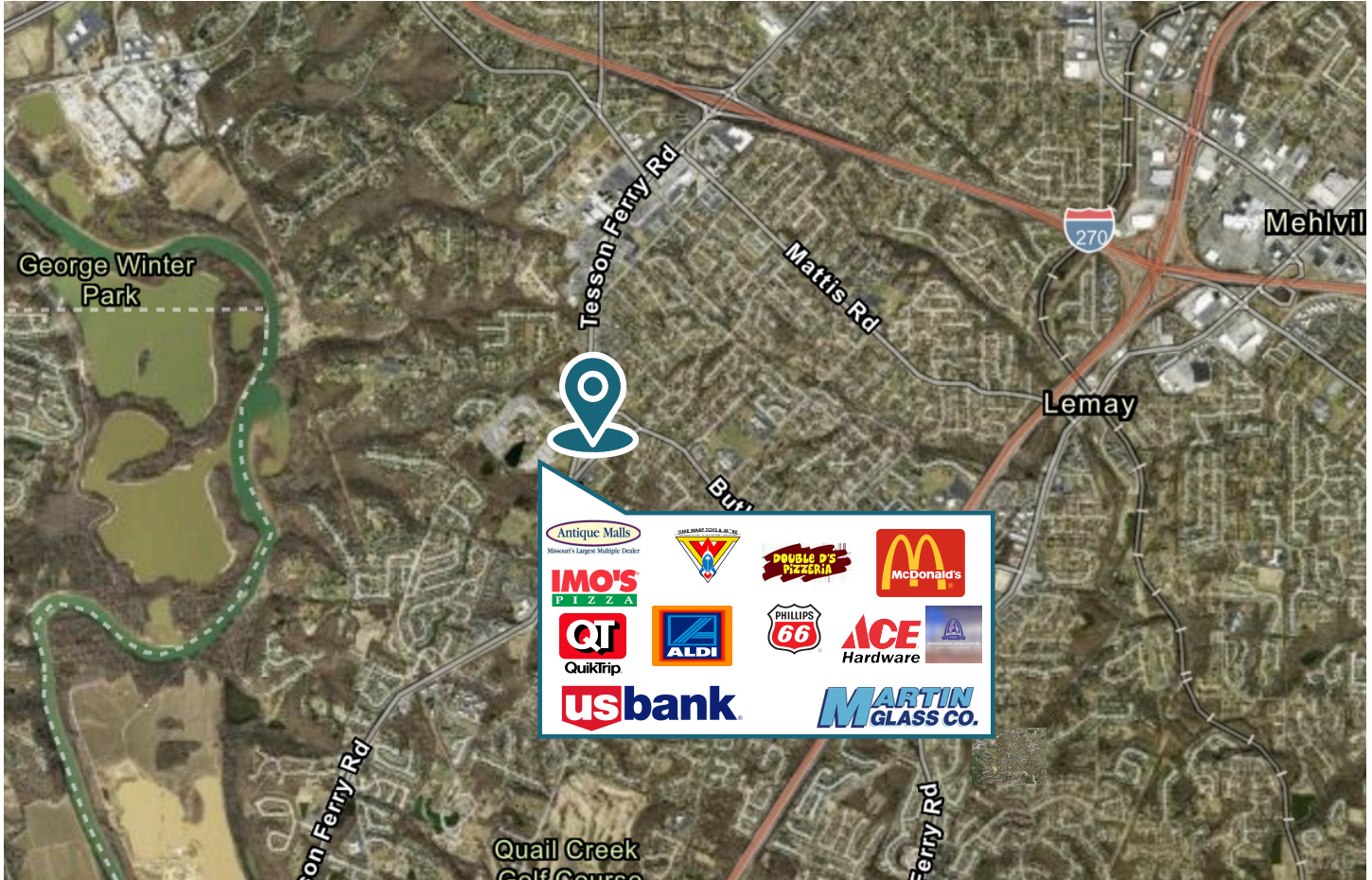


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,926	59,918	169,682
HOUSEHOLDS	4,535	29,453	71,899
MEDIAN INCOME	\$96,934	\$91,654	\$88,391

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