

OWNER/ USER OFFICE FOR SALE

Price: \$2,100,000

180 S Weidman Rd,
Ballwin, MO 63021

SKYLINE
COMMERCIAL REAL ESTATE



Description

Strategically positioned within a strong trade area, this commercial property offers exceptional accessibility and long-term value. The building is currently occupied by a short-term tenant, providing near-term income while preserving flexibility for future use.

Property Details

- 19,792 RSF built 1979
- 3.19 Acres
- **Fully renovated in 2023**
- Priced below market PSF
- Further info available upon request

2024 DEMOGRAPHICS

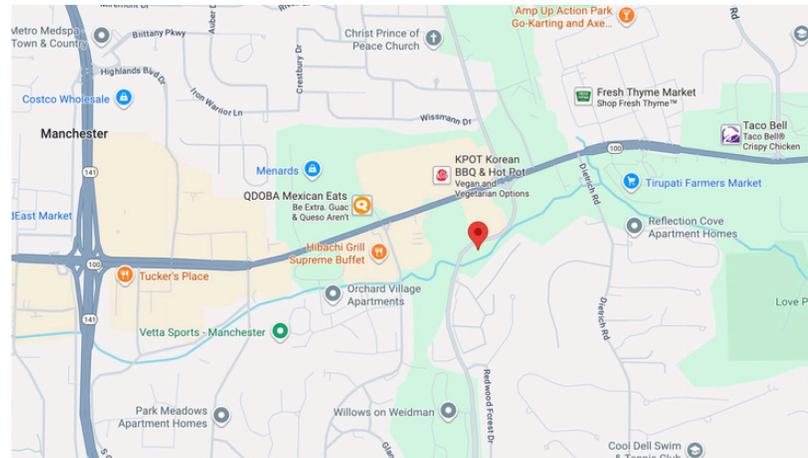
1 Mile | 3 Miles | 5 Miles

Population

8,282 | 77,043 | 159,701

Median Household Income

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

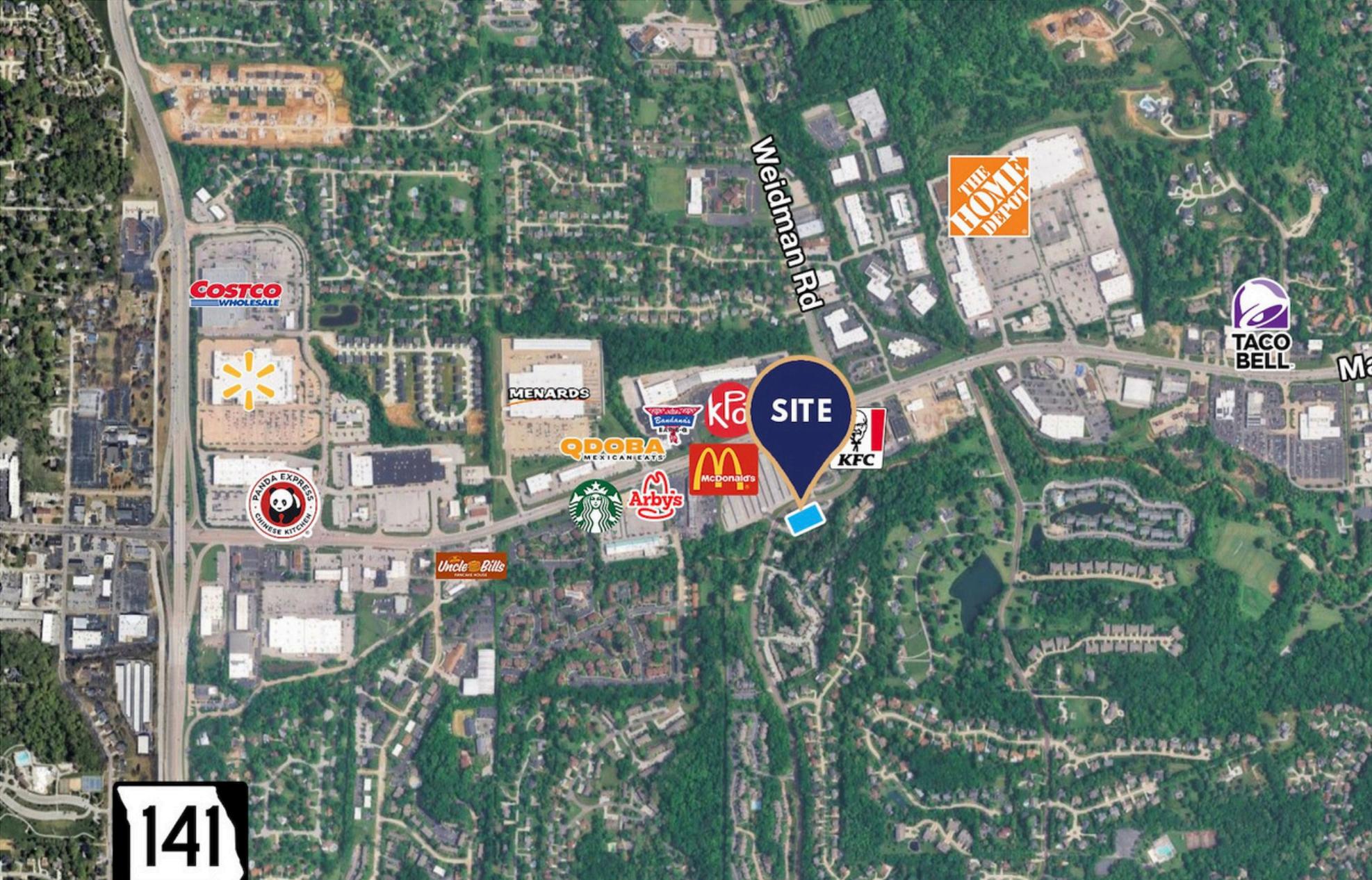


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TRADE AREA AERIAL



BUILDING PHOTOS



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