



DAN ROSSINI

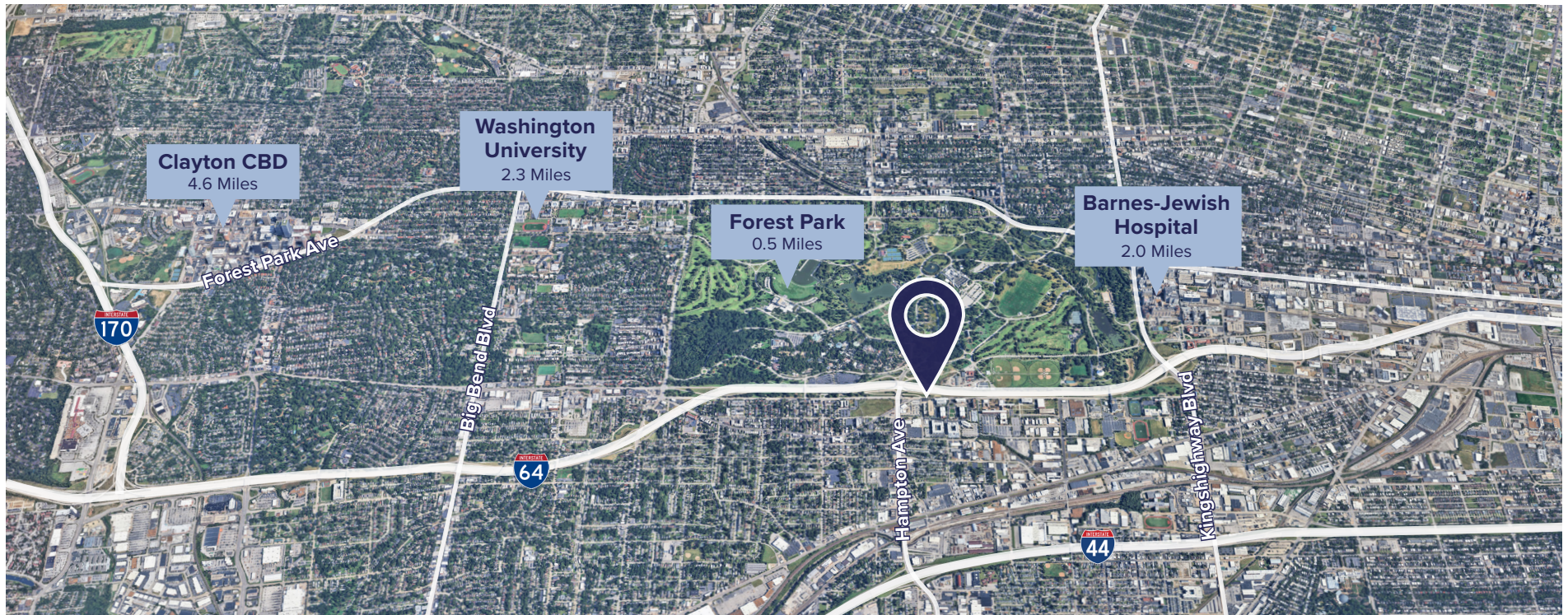
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JAY KERLEY

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Property Information:

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Property Address 5840 Oakland Ave.
 St. Louis, MO 63110

Building 9,500 SF

Acreage .26 acres

Year Built 1968

- 14 Private Offices/Conference Room/Break Room
- Gated Parking lot with 5 covered spots
- Excellent visibility from Hwy 40 (73,143 VPD)
- Eastbound 40 exit leads directly to the building
- Clayton CBD 3.8 miles/Downtown 6.7 miles
- Available January 1st, 2027

SALE PRICE:

\$2,000,000