

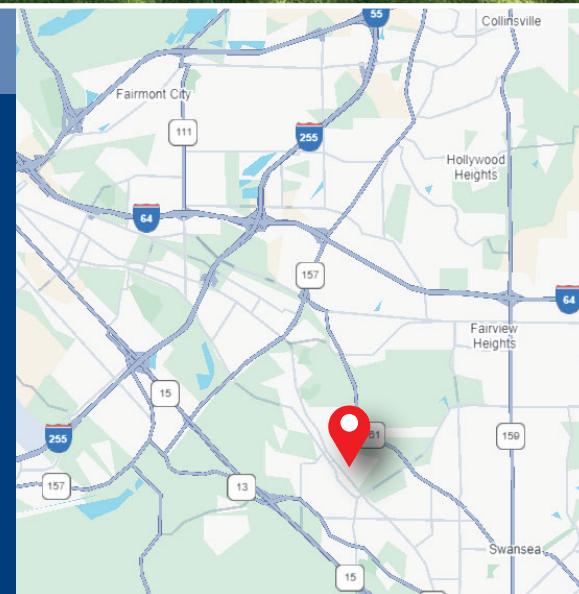
# FOR SALE OR LEASE

MEDICAL OFFICE | SURGERY CENTER  
28 West 64th Street | Belleville, IL 62223



## PROPERTY HIGHLIGHTS

- 8,736± SF Office Building
- Site: 1.49 Acres
- Parking: 50 Spaces
- Zoning: C-2
- ADA compliant
- Spacious rooms throughout the building for potential use as meeting or classroom spaces
- 20 minutes from downtown St. Louis, MO
- Daily Traffic Count: 12,900 VPD
- **SALE PRICE: \$350,000**
- **LEASE RATE: \$12 PSF**



## CONTACT US:

### Dean Burns

Senior Vice President

Mobile: 314-757-1284

Direct: 636-728-5133

[dburns@gundakercommercial.com](mailto:dburns@gundakercommercial.com)



**GUNDAKER**  
COMMERCIAL GROUP

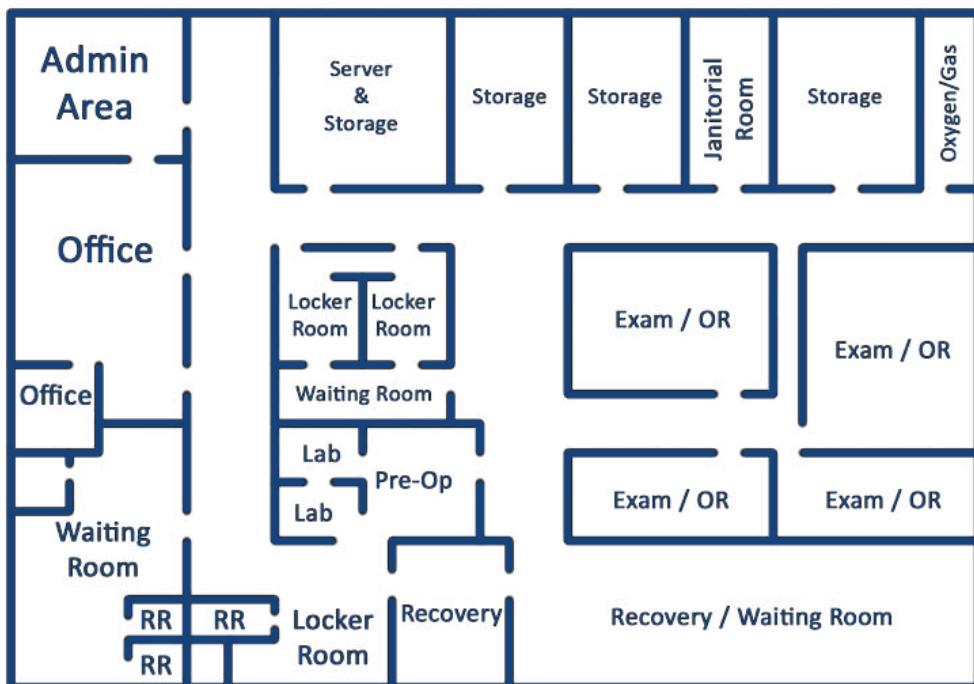
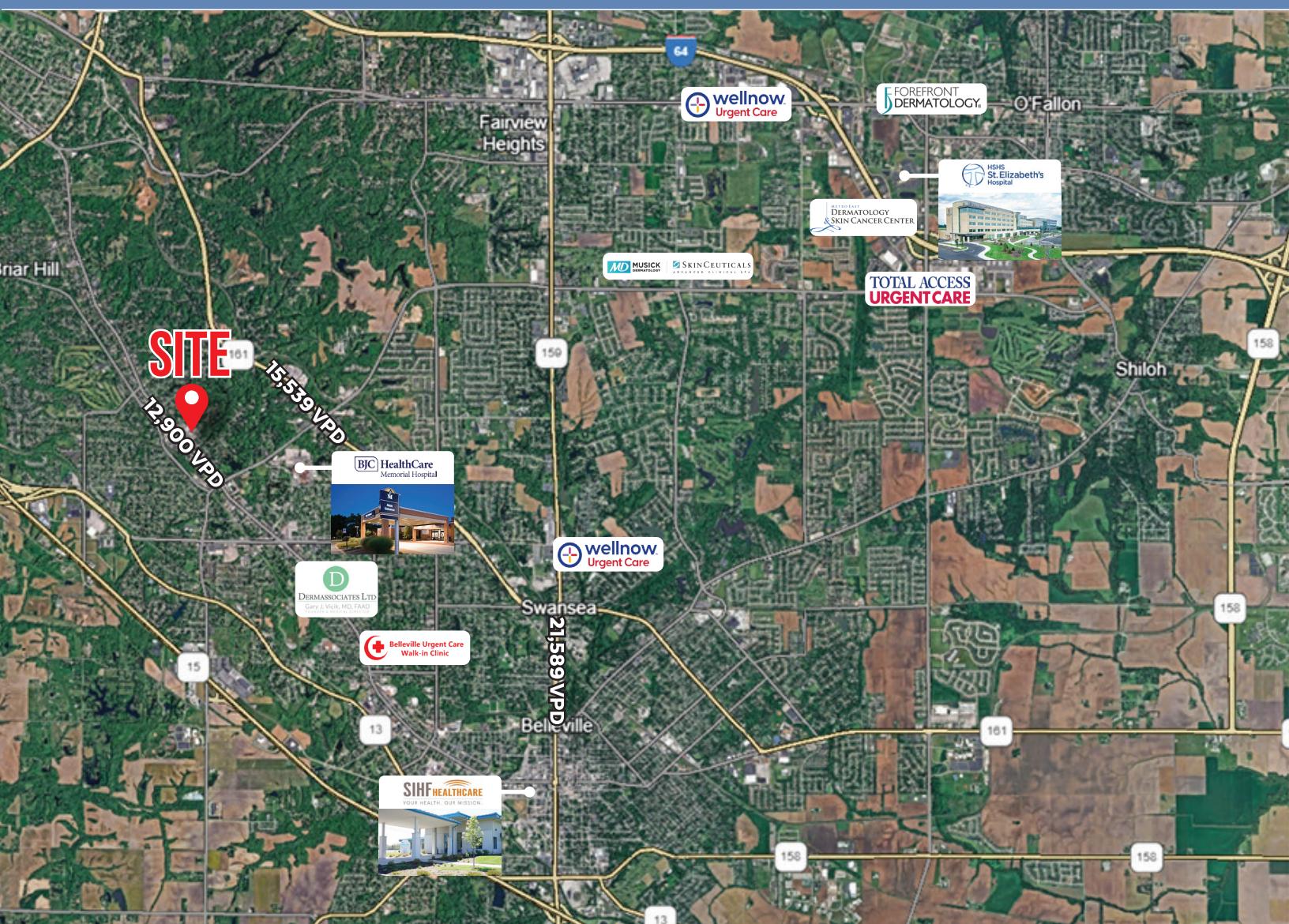
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# AERIAL MAP AND FLOOR PLAN



## MAIN FLOOR FEATURES:

- Admin Area
- (4) Storage Rooms
- (2) Office Spaces
- Oxygen/Gas
- (3) Locker Rooms
- (4) Exam / OR Rooms
- (3) Bathrooms
- (3) Waiting Rooms
- (2) Recovery Rooms
- (2) Lab Rooms
- (1) Pre-Op Room
- (1) Janitorial Room