



FOR SALE OR LEASE | 5,000 SF *Retreat Facility on 15 Acres*

2510 SPRING VALLEY RD.

PACIFIC, MO 63069



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Brandon Wappelhorst, CCIM, SIOR
bwappelhorst@sansonegroup.com

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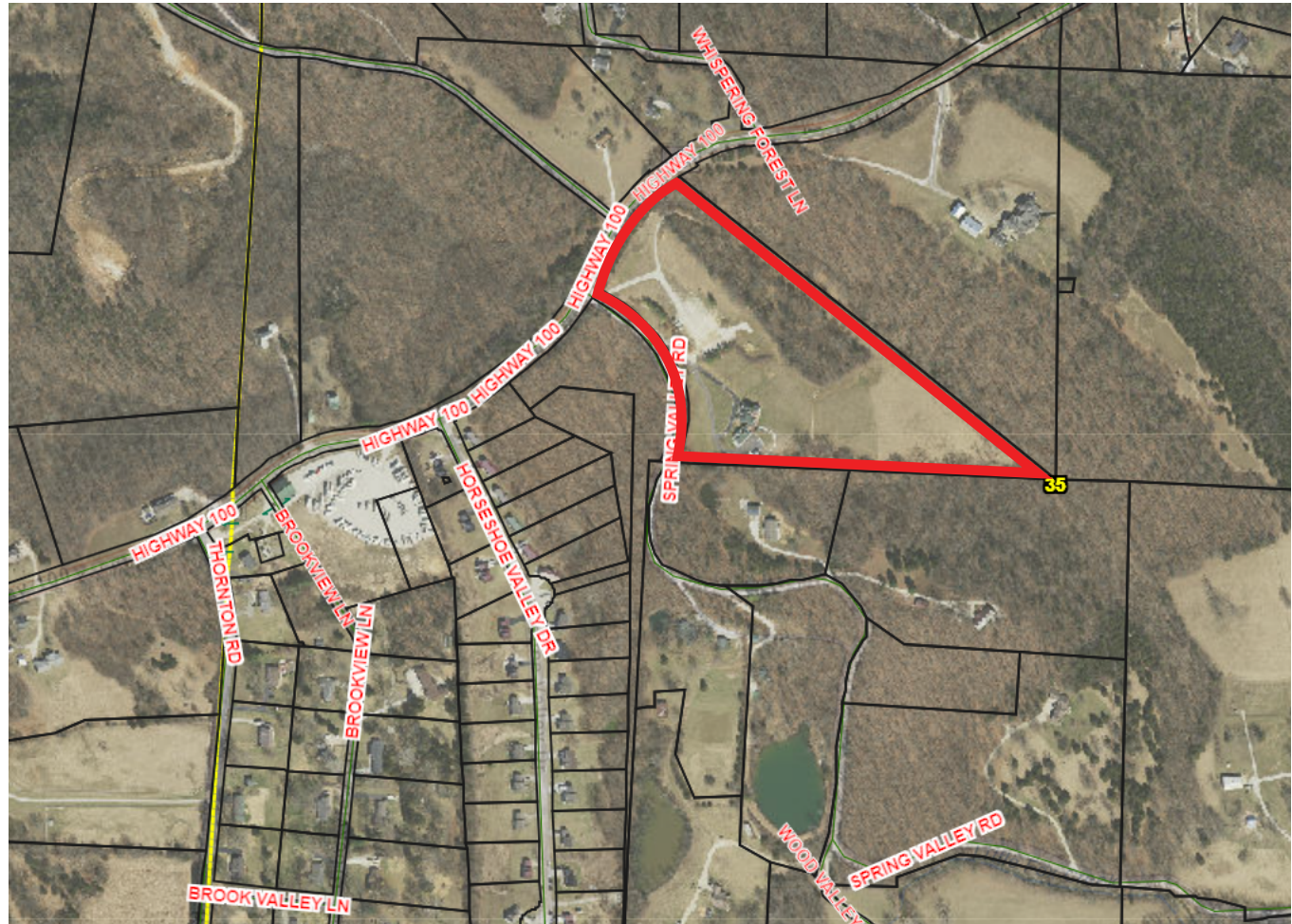
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Nick Fiquette, CCIM, SIOR
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PROPERTY FEATURES

- 5,000 SF Over 3 Levels
- 14.82 Acres
- Panoramic Views
- B Zoned District ([Click For Permitted Uses](#))
- Former Retreat & Rehab Facility
- ADA Accessible
- 6 Sleeping Quarters w/ On-suite Full Bathrooms
- Commercial Kitchen
- Decks, Patio and Wrap-around Front Porch
- Abundant Paved Parking
- Commercial Septic System
- Fire Suppression System
- **Purchase: \$1,350,000**
- **Lease: \$7,500 Per Month/NNN**



314.727.6664

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120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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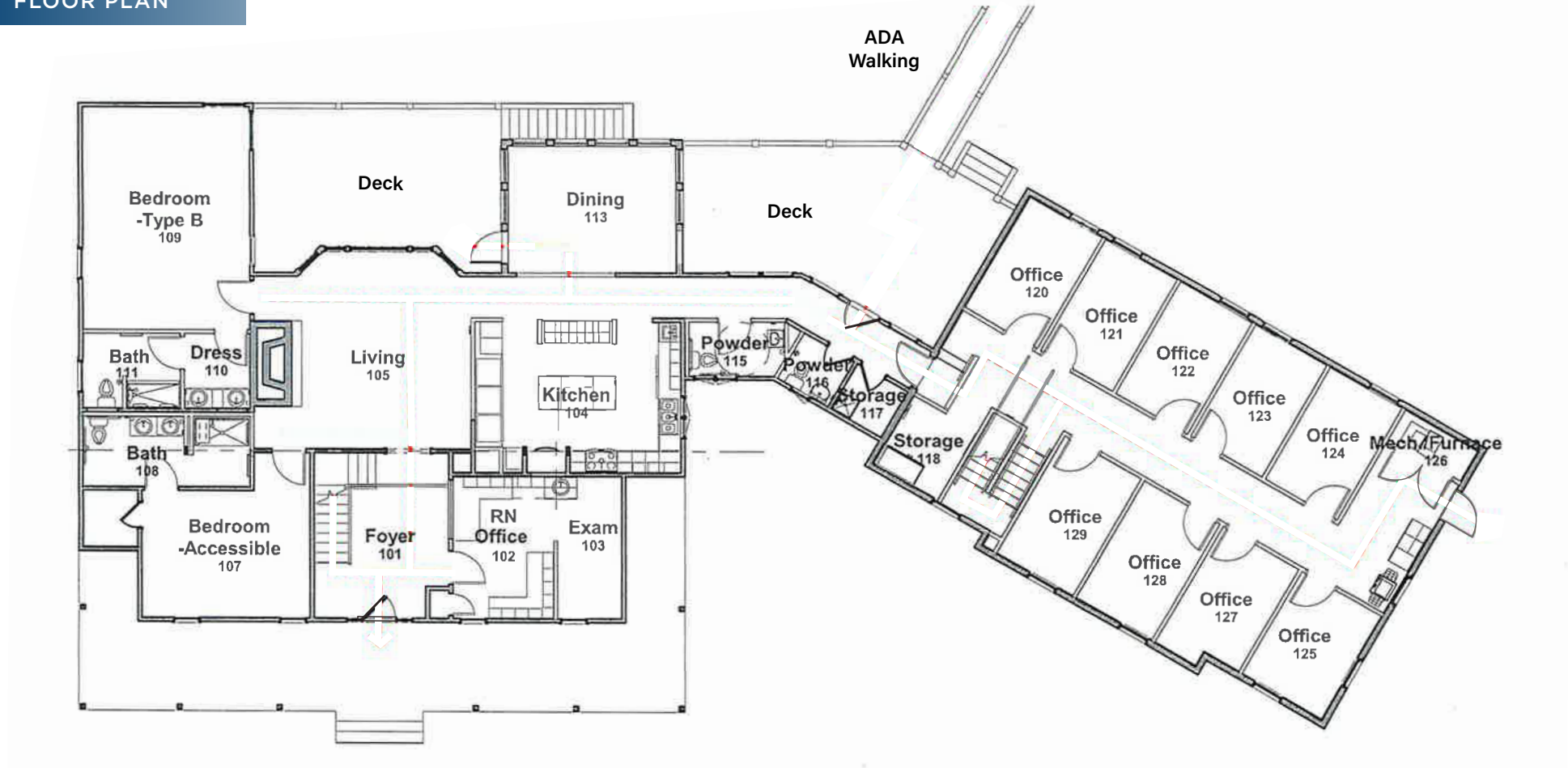
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FIRST FLOOR PLAN



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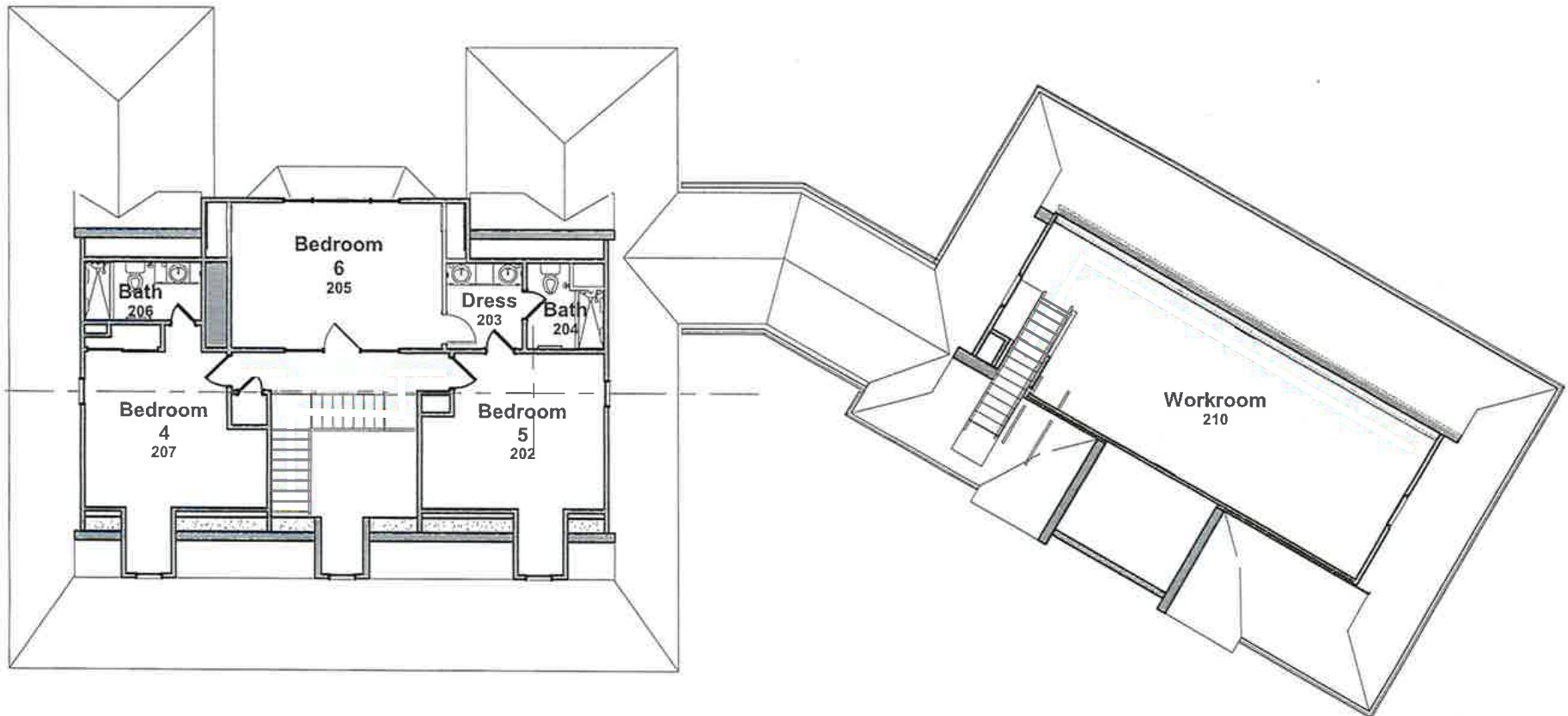
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SECOND FLOOR PLAN



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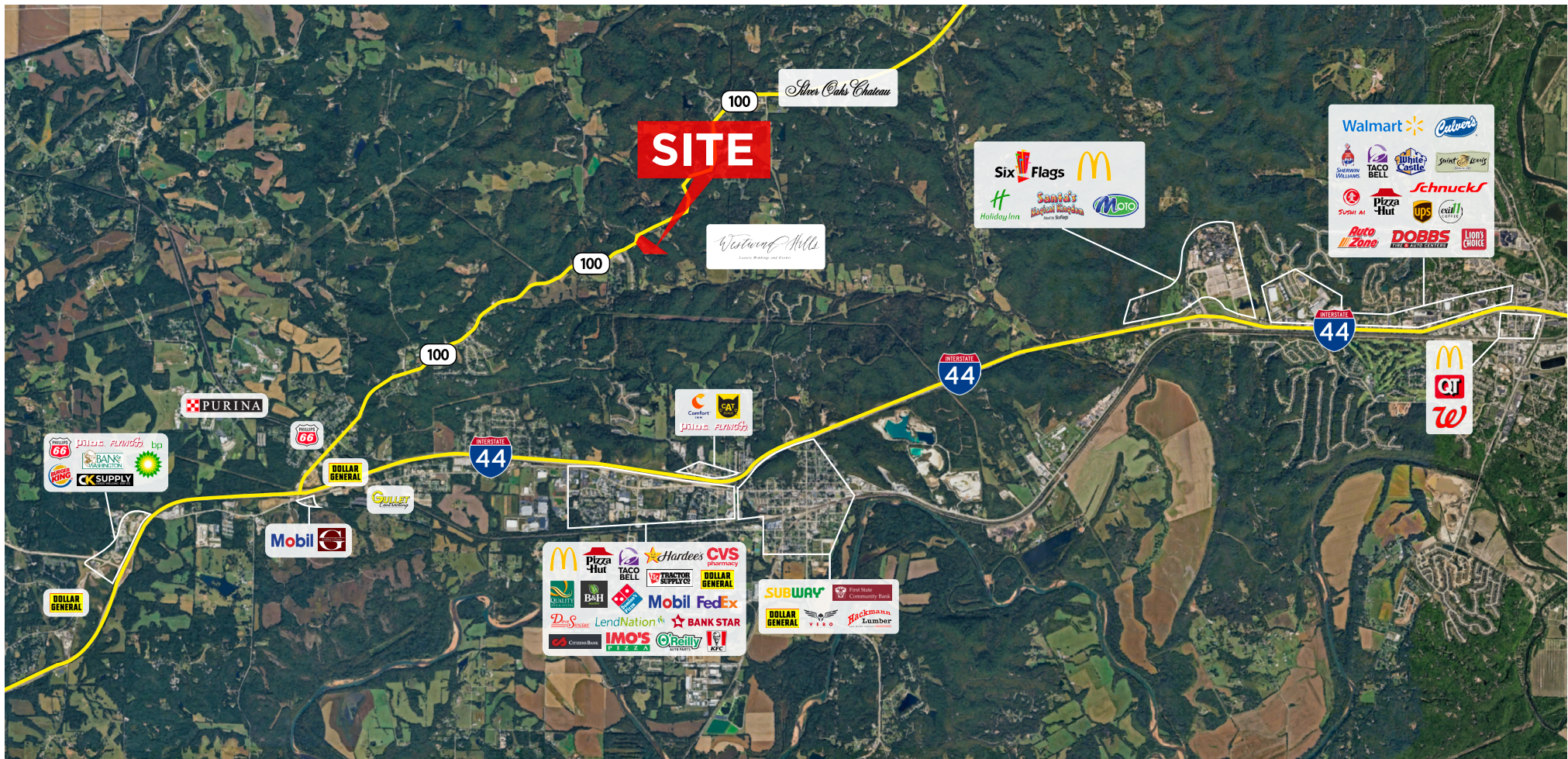
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