

# For Sale

*Multi Parcel*

206, 210, 212 S. Kingshighway St.  
St. Charles, MO 63301



- Rare Opportunity, Three Parcel Sale
  - 206 S. Kingshighway Street
    - ♦ .10 acre lot
    - ♦ 1.5 story Building, 1,506 SF
    - ♦ Zoning: (C) Improved Commercial
  - 210 S. Kingshighway Street
    - ♦ .10 acre lot
    - ♦ 1 Story Building, 1,146 SF, 3-bedroom, 1.5-bath
    - ♦ Zoning: (R) Single Family Residence
  - 212 S. Kingshighway Street
    - ♦ .15 acre lot
    - ♦ 1,350 SF Office Building
    - ♦ Zoning: (XCAR) Multi-Usage
- Acreage Total: .35 acres (15,246 SF), 4,002 SF of Building Space
- Located on the Highly-visible Signalized Corner of S. Kingshighway & 1st Capitol Dr.
- Directly Across from the Entrance to Lindenwood University
- Great for Redevelopment, Retail, Auto Sales
- 26,248 VPD at Signalized Intersection of 1st Capitol and S. Kingshighway St.
- Sale Price: \$850,000



**Danny Wapelhorst**

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