

RELIGIOUS PROPERTY FOR SALE

14,000 ± SF TOTAL ON 5.20 ± AC

FOUNDRY
COMMERCIAL



10771 TRASK DRIVE | ST. LOUIS, MO 63136

ASKING PRICE: ~~\$995,000~~ \$895,000

PROPERTY DESCRIPTION

- » One two-story religious building with a 7,000 ± SF footprint for a total of 14,000± SF.
- » The building features a sanctuary, multiple offices and classrooms, and men's & women's restrooms on the main level.
- » On the lower level is a kitchen, fellowship hall with stage, multiple classrooms and men's & women's restrooms.
- » There is a vertical platform lift (VPL) for wheelchair access to both levels.
- » The property enjoys high visibility and access to major east-west corridors and local roads, offering connectivity to the broader St. Louis metropolitan area.

| | |
|------------------------------|----------------------------------|
| PARCEL ID_s | 10G-53-0152 |
| COUNTY | St. Louis |
| ZONING | C-2, Planned Commercial District |
| # OF BUILDINGS | 1 |
| TOTAL BUILDING SF | 14,000 ± SF |
| ACREAGE | 5.20 ± AC |
| PARKING | Paved |

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

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IN COOPERATION WITH:

SUSAN SCHAEFER
Broker-Salesperson
314.606.3565
trustinjust1@gmail.com

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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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AERIAL



ENTRANCE

FENCED IN AREA

CHURCH

GARDEN

PARKING LOT

STORAGE SHED

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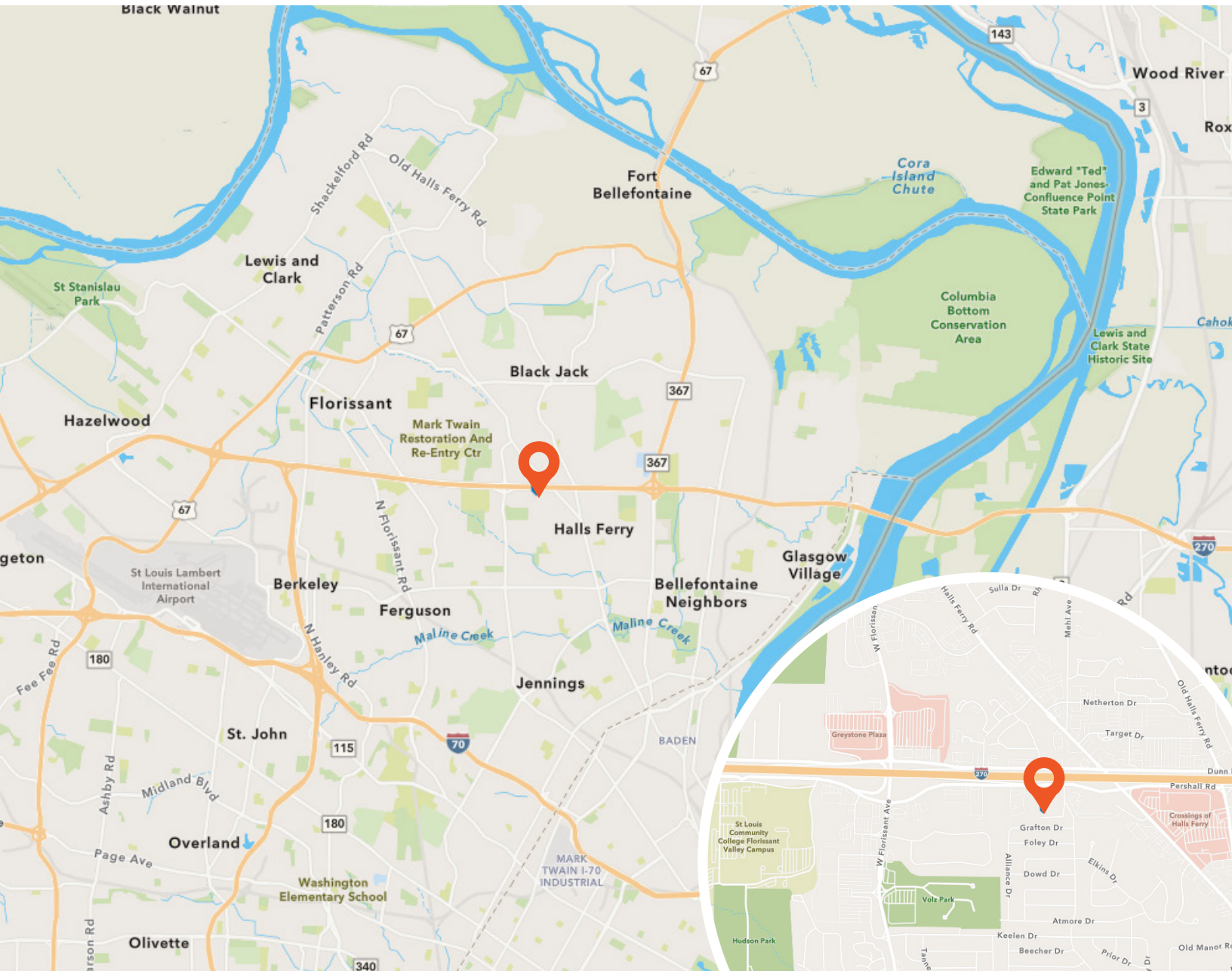
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LOCATION



57,496

I-270 Annual Daily Traffic Count 2023

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PROPERTY PHOTOS



EXTERIOR



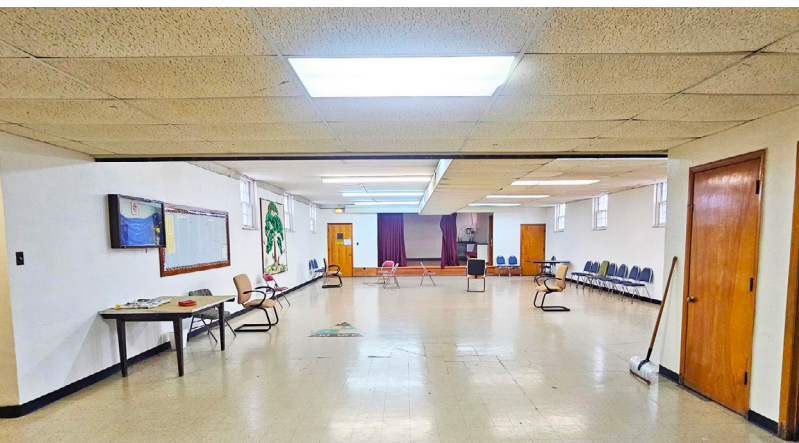
SANCTUARY



OFFICE



OFFICE



FELLOWSHIP HALL



KITCHEN

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PROPERTY PHOTOS



EXTERIOR



EXTERIOR



EXTERIOR



GROUNDS



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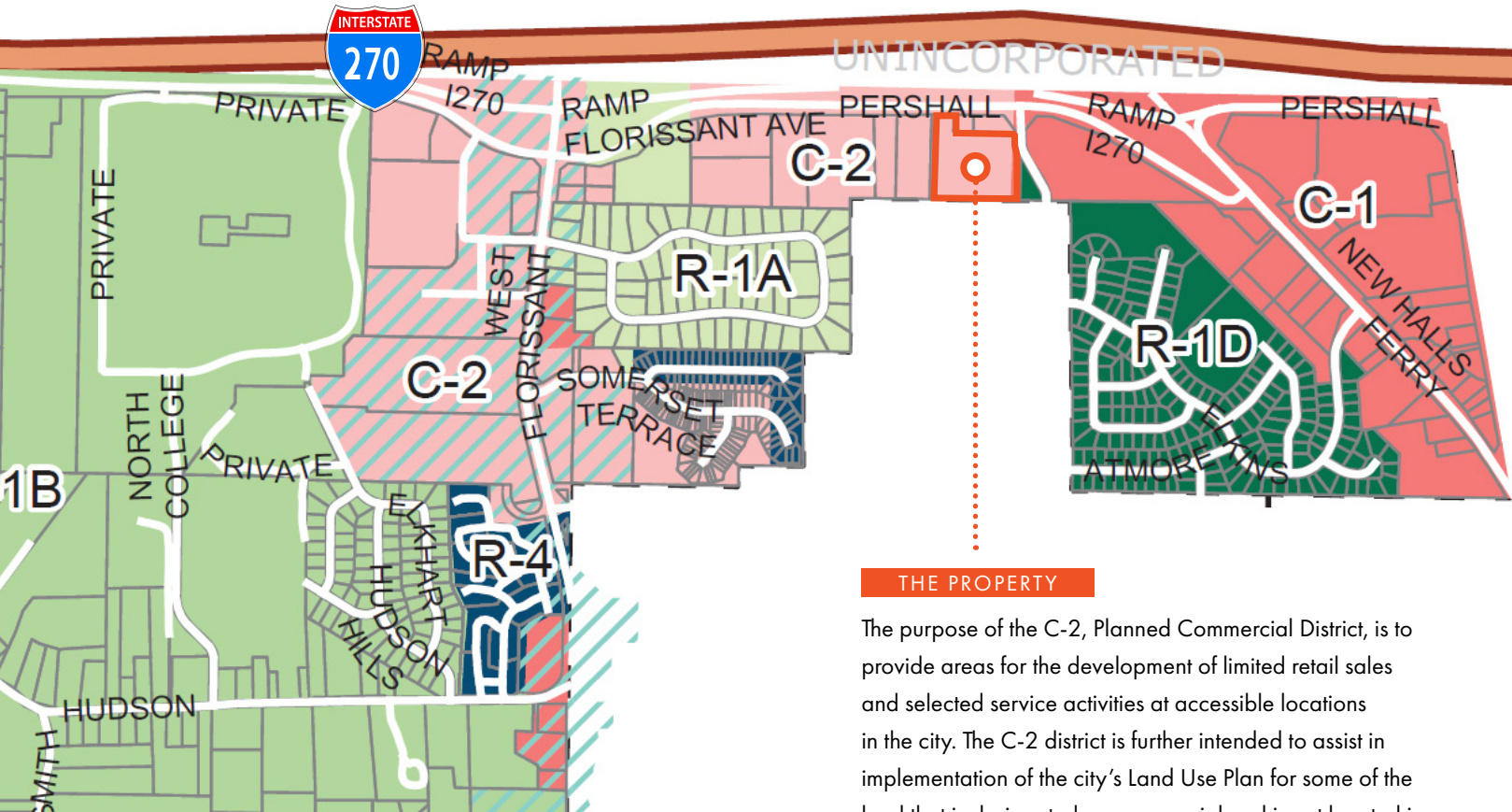
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ZONING



THE PROPERTY

The purpose of the C-2, Planned Commercial District, is to provide areas for the development of limited retail sales and selected service activities at accessible locations in the city. The C-2 district is further intended to assist in implementation of the city’s Land Use Plan for some of the land that is designated as commercial and is not located in the downtown area. The C-2 district is specifically designed for areas designated as commercial on the Land Use Plan where such areas abut residential land uses. The C-2 district is not intended to allow industrial uses. C-2 districts shall be laid out and developed as a unit according to an approved plan as provided by the procedures established in Section 22.0, Planned Districts. In addition to the selected services that are permitted uses, other service and retail uses which would not normally be appropriate in the C-2 district may be allowed as special uses with conditions specified by the city council to safeguard the public health, safety, morals, and welfare. (Ferguson Zoning Ordinance)

- C-2 - PLANNED COMMERCIAL DISTRICT
- R-1D - SINGLE FAMILY RESIDENCE DISTRICT
- C-1 - GENERAL COMMERCIAL DISTRICT

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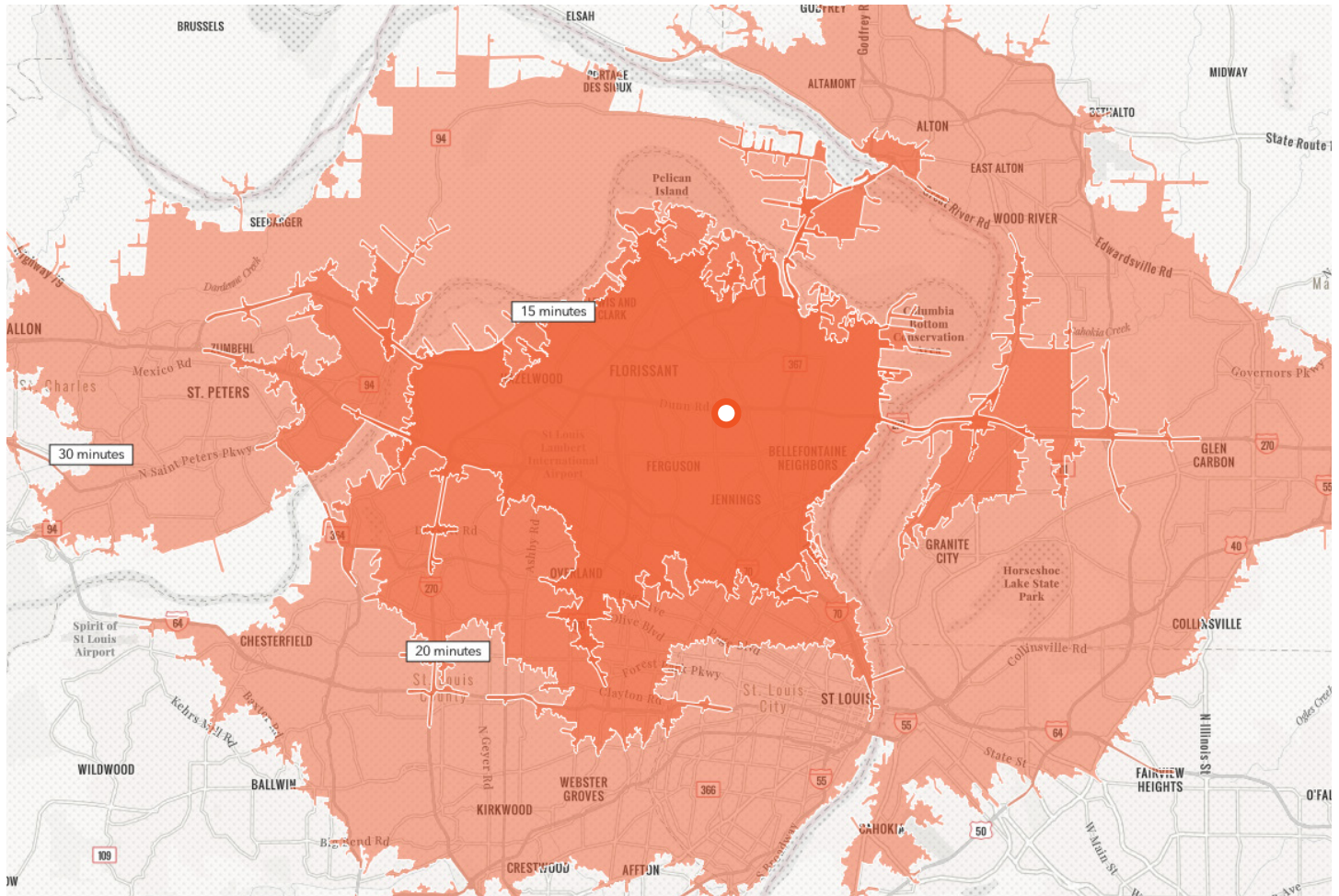
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DRIVE TIMES (TO PROPERTY ON SUNDAYS AT 9AM)



APPROXIMATE DISTANCES FROM PROPERTY

| | |
|---|-----------|
| ST. LOUIS COMMUNITY COLLEGE -FLORISSANT | 1 MILE |
| ROUTE 367 (LEWIS & CLARK BLVD) | 1.5 MILES |
| I-270 / I-170 INTERCHANGE | 4 MILES |
| I-70 | 5 MILES |
| INTERNATIONAL AIRPORT | 5.5 MILES |
| ILLINOIS STATE LINE | 5.5 MILES |

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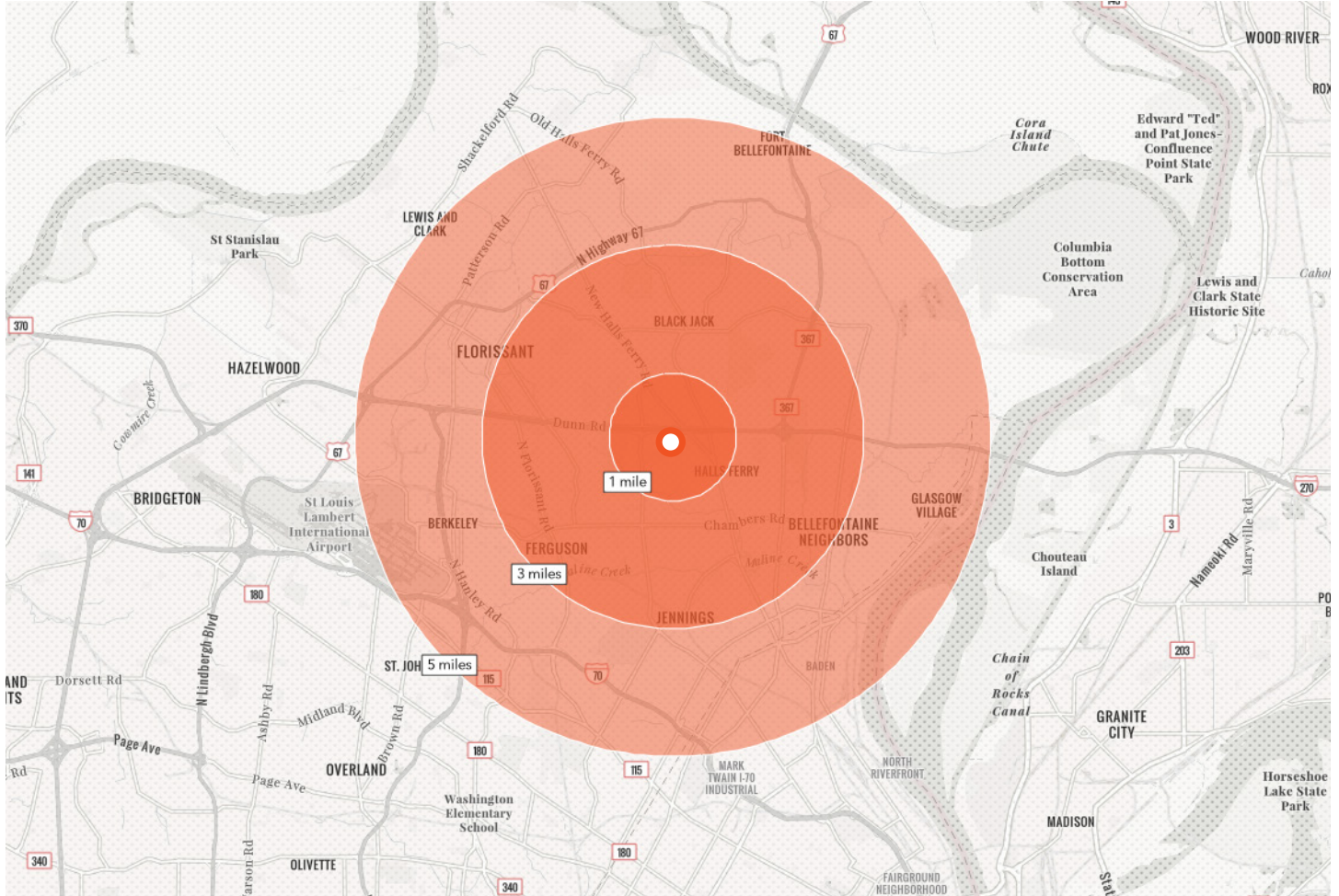
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SITE DEMOGRAPHICS



1 MILE RADIUS

| | |
|--|--|
| | 10,384 ESTIMATED POPULATION 2025 |
| | 38.7 MEDIAN AGE |
| | \$127,999 MEDIAN HOME VALUE 2025 |
| | \$88,148 AVG HOUSEHOLD INCOME |

3 MILE RADIUS

| | |
|--|--|
| | 40,228 ESTIMATED POPULATION 2025 |
| | 36.6 MEDIAN AGE |
| | \$132,680 MEDIAN HOME VALUE 2025 |
| | \$80,472 AVG HOUSEHOLD INCOME |

5 MILE RADIUS

| | |
|--|--|
| | 98,089 ESTIMATED POPULATION 2025 |
| | 36.9 MEDIAN AGE |
| | \$135,904 MEDIAN HOME VALUE 2025 |
| | \$78,475 AVG HOUSEHOLD INCOME |

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