

206 EMERLING DRIVE

St. Louis, Missouri 63121

AVISON
YOUNG

PACE

PROPERTIES



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2 BUILDING PORTFOLIO ON 10 ACRE SITE

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Property Highlights



24,092 SF church/school for sale



Sale Price: \$1,995,000



10 Acre lot



Excellent visibility from I-70
158,302 VPD



Cool Valley, Missouri

Located in the heart of North St. Louis County, Cool Valley offers a strategic and accessible location for commercial investment. With proximity to major interstates like I-70 and I-170, the area provides excellent connectivity to downtown St. Louis and Lambert International Airport. Cool Valley features a mix of retail, office, and undeveloped land opportunities, making it ideal for businesses seeking growth in a well-established yet evolving community.



Local Corporations



Demonstrates Highway Access

Trade Area Aerial



For more information, please get in touch.

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