



**FOR SALE**

# 7 Millpark Court

Maryland Heights, MO 63043

**Asking Price:**

# \$810,000

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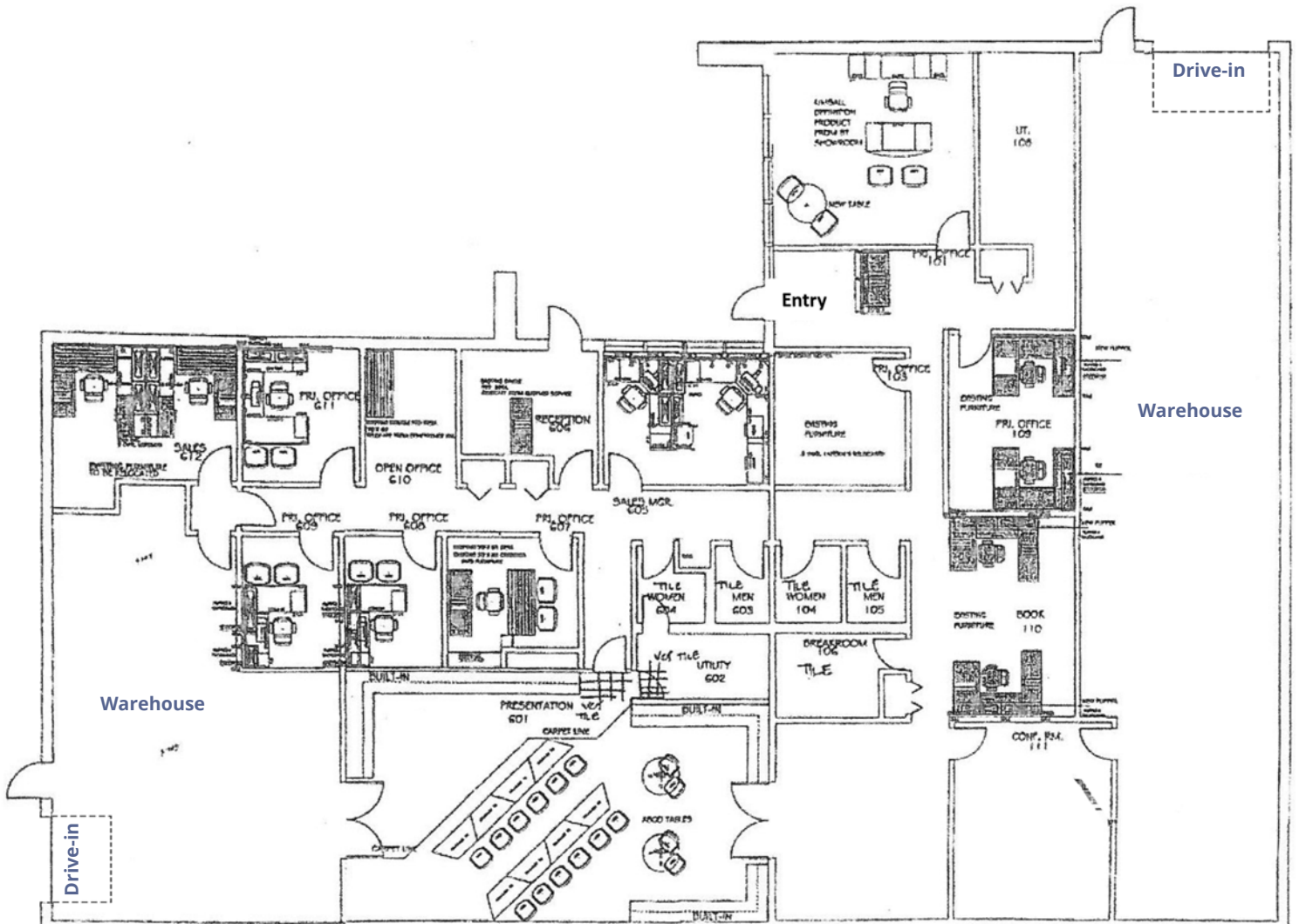
## Single-Tenant Service Center Available For Sale

### Highlights

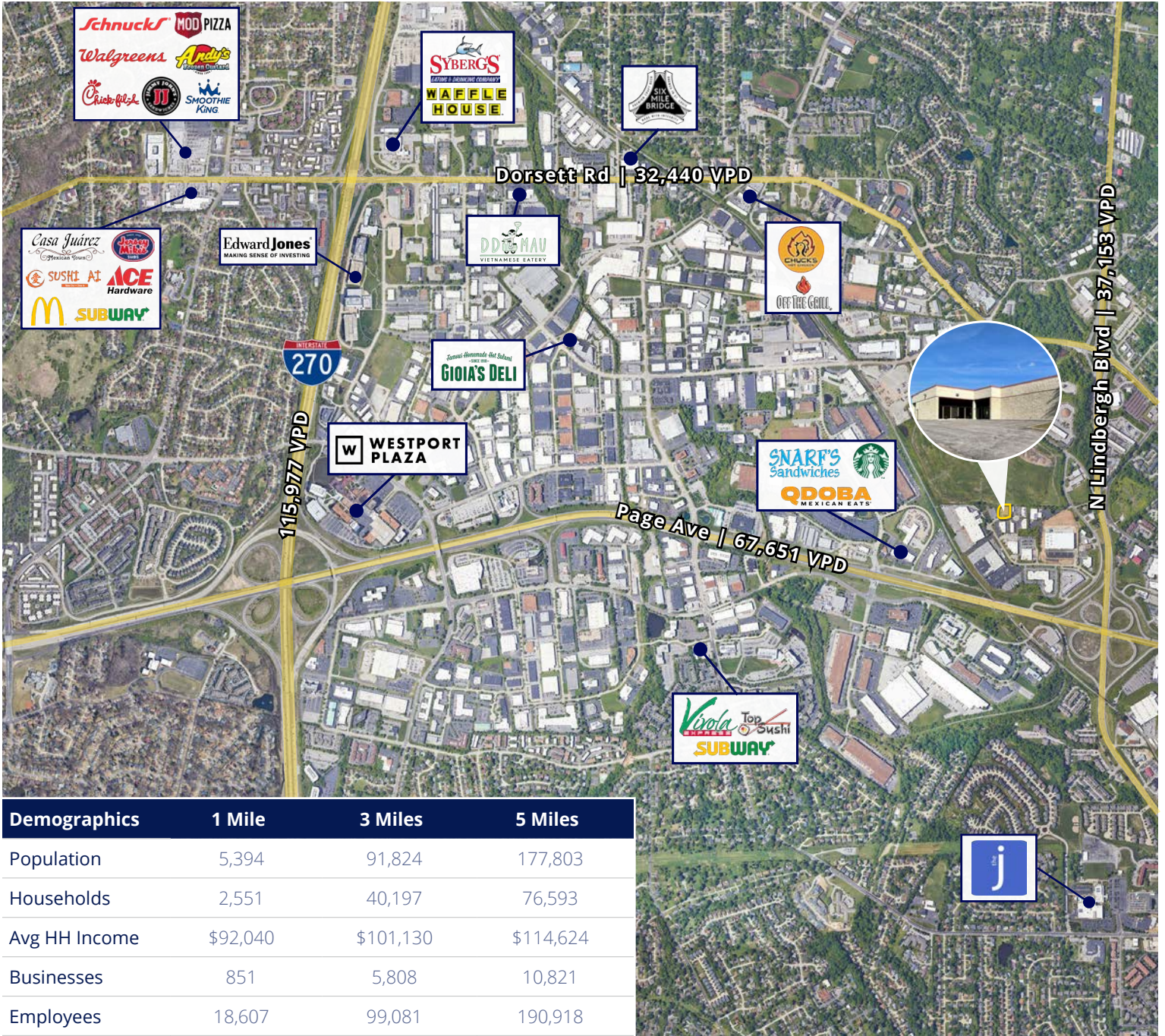
- 7,338 SF building on 0.54-acre lot
- Former foodservice provider
- 4,916 SF office and test kitchen
- 2,422 SF of storage and warehouse space
- Two (2) drive-in doors
- Real Estate Taxes (2024): \$23,802.17
- Zoned M-1: Light Industrial (City of Maryland Heights)
- 2012 Mod. Bitumen Roof with additional ISO insulation and three RTUs in 2012
- Various upgrades/improvements in 2021
- In close proximity to Page Avenue, Lindbergh Boulevard, Dorsett Road, and I-270

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# FLOOR PLAN



# AREA MAP



Demographics	1 Mile	3 Miles	5 Miles
Population	5,394	91,824	177,803
Households	2,551	40,197	76,593
Avg HH Income	\$92,040	\$101,130	\$114,624
Businesses	851	5,808	10,821
Employees	18,607	99,081	190,918

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