

## FOR SALE OR LEASE

### OFFICE / WAREHOUSE

664 Lemay Ferry Rd • St. Louis, MO 63125

**PRICE REDUCED!**

**Offered at:**

~~\$1,200,000~~ **\$730,000**



- Located at the corner of 2 busy thoroughfares
- Only 0.64 miles from I-55
- Across from QuikTrip & Walgreens
- In a densely populated St. Louis County
- About 10,000 SF office & 7,000 SF Warehouse
- 10 Private offices/classrooms, conference room & a bar
- 2 Garage doors; a man-door in the warehouse
- Zoned C2; Opportunity Zone
- **Lease Option: \$8/SF + NNN**

**For Information, Contact Agent:**

**Lily Seymour, MBA, CCIM**

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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

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Population Estimate



Number of Households



Average HH Income

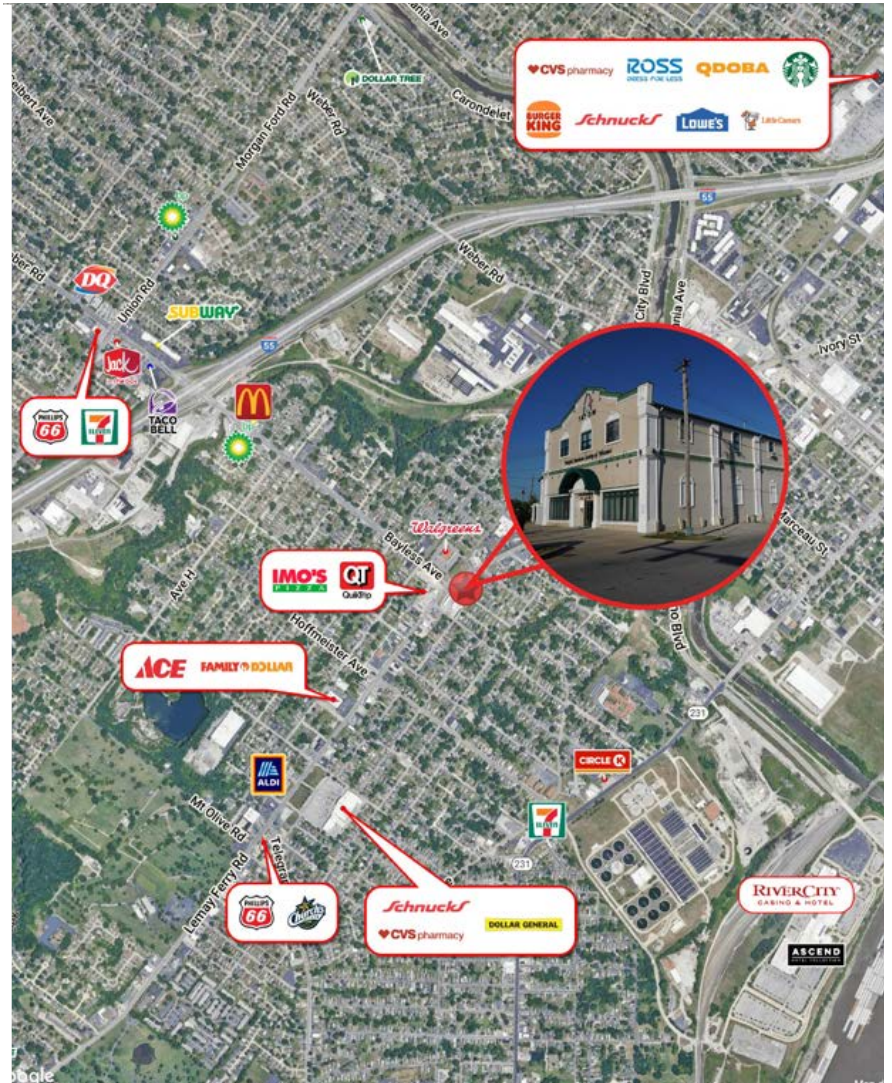
|         |         |         |          |
|---------|---------|---------|----------|
| 1 Mile  | 12,215  | 5,129   | \$65,477 |
| 3 Miles | 102,204 | 45,845  | \$74,124 |
| 5 Miles | 259,530 | 119,043 | \$81,950 |

Collection Street

Cross Street

VPD

|                |                 |        |
|----------------|-----------------|--------|
| I-55           | BAYLESS AVE     | 18,031 |
| BAYLESS AVE    | LEMAY FERRY RD  | 10,398 |
| LEMAY FERRY RD | RIVER CITY BLVD | 9,128  |



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# THE PROPERTY



**WAREHOUSE**  
Approx. 7,000 SF

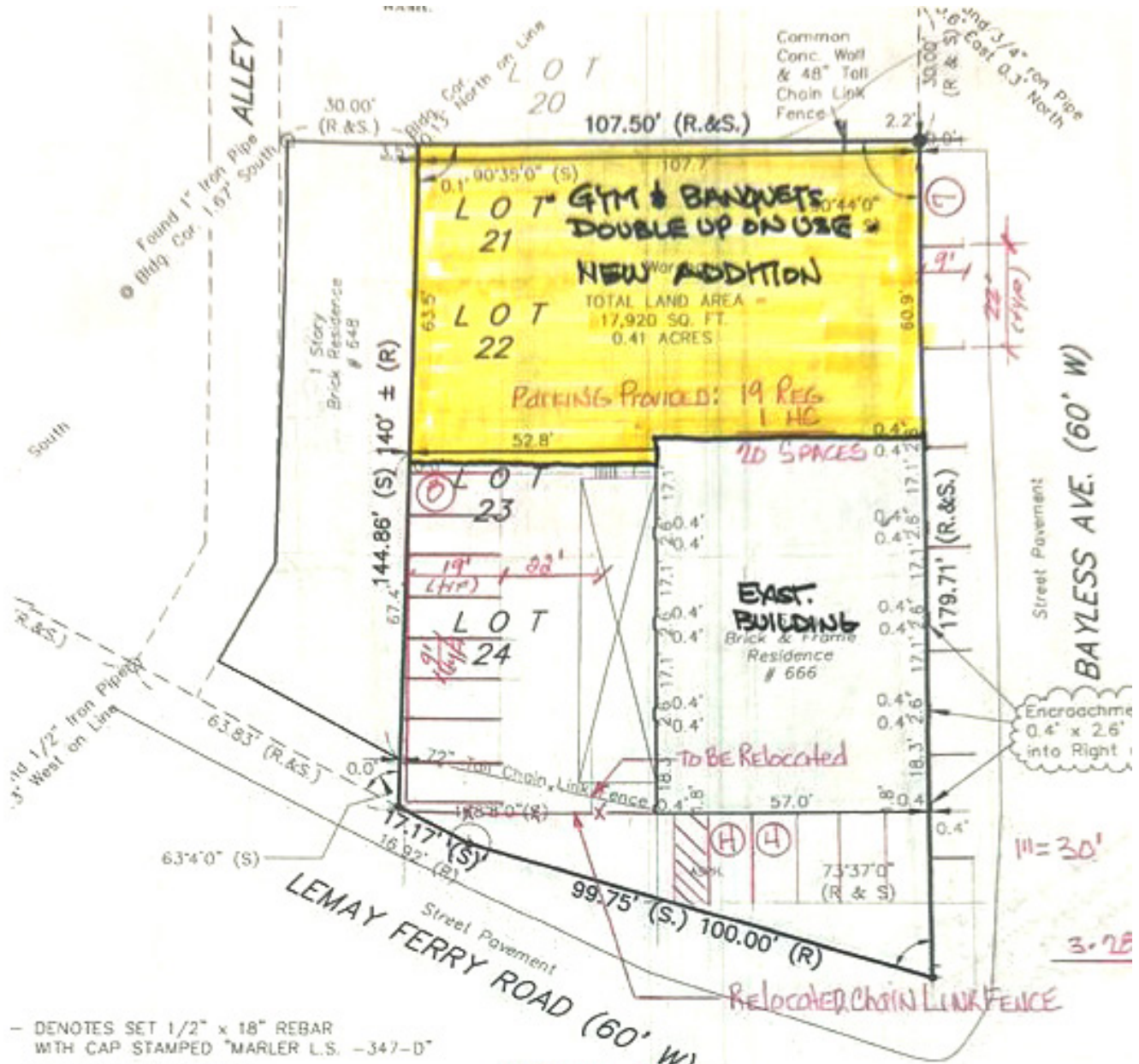
**FIRST FLOOR**  
Approx. 4,980 SF

**SECOND FLOOR**  
Approx. 4,980 SF

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# THE PROPERTY



- DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S. -347-D"
- DENOTES FOUND CROSS
- DENOTES FOUND 1/2" IRON PIPE
- DENOTES SET R/R SPIKE

**OPTION 2**  
BETTER SIZE ESTIMATION / MORE STORAGE SPACE / BANQUETS & GYM SHARED USE MAKES PARKING WORK

**SURVEYOR'S STATEMENT**

THIS IS TO CERTIFY AT THE REQUEST OF LUXEMBERG REALTY CO., WE HAVE DURING THE MONTH OF OCTOBER 2002, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON THE SOUTH PARTS OF LOTS 21, 22, AND 24 IN BLOCK 7 OF FROST'S ADDITION TO LUXEMBURG, A SUBDIVISION RECORDED IN PLAT BOOK 10 PAGE 27 IN THE LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING:  
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPER BOUNDARY SURVEYS URBAN CLASS PROPERTIES AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY LAND SURVEY, EFFECTIVE 12/30/94, AND LAST REVISED SEPTEMBER, OF 2000