

FOR SALE

300 Water St. | ST. CHARLES, MO 63301



McKELVEY PROPERTIES
building relationships . creating wealth

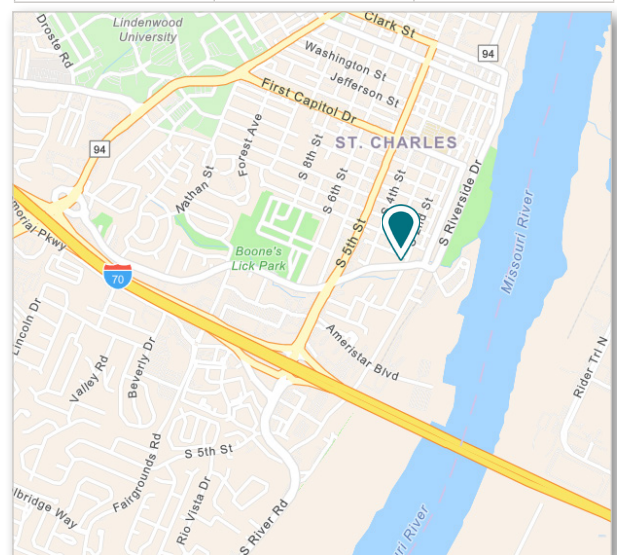


FEATURES

- › Historical Brewery with 80- gallon per minute spring
- › 24,577 SF For Sale
 - › 9,361 SF - 3 Story Building
 - › 2,306 SF - Tower Building
 - › 6,000 SF - Caves
- › Historic Main Street Visibility
- › Front 6,680 SF currently leased through October 2025 with
- › Caves below have potential for entertainment or storage
- › 3 Phase electric on site
- › Adjacent to public parking
- › Includes Lot 2, previously marketed separately (0.20 acres)

SALE PRICE: \$1,400,000

LOT SIZE 2 ACRES	ZONING C	TAXES (2023) \$13,599
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MP

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PROPERTY AERIAL



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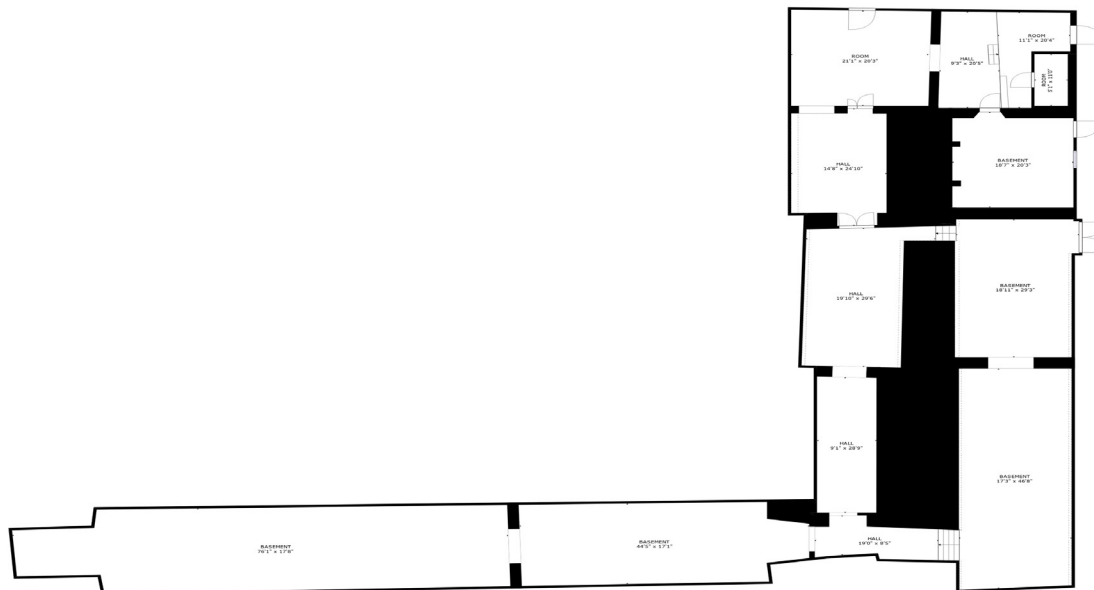
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CAVES - 6,000 SF AVAILABLE



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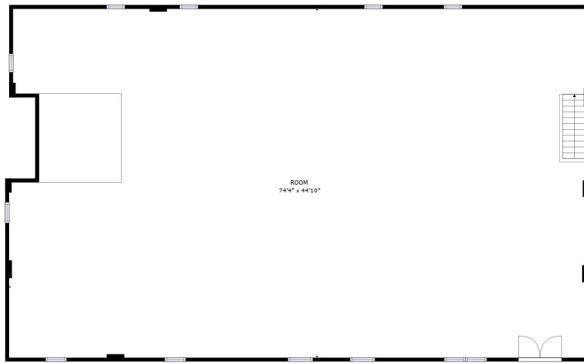
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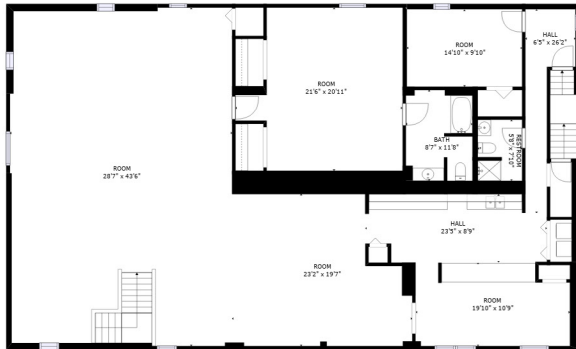


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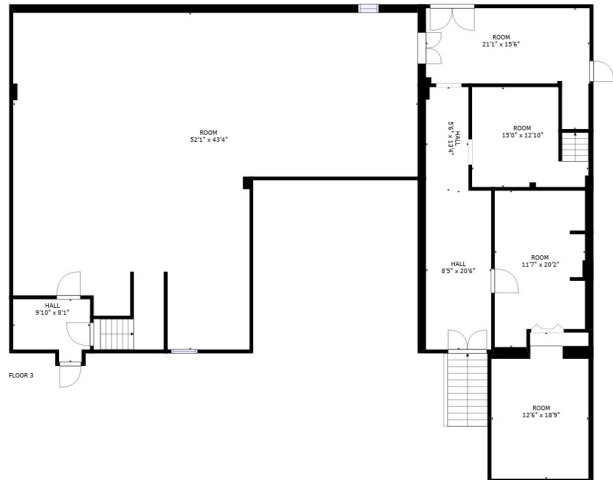
3 STORY BUILDING - 9,361 SF



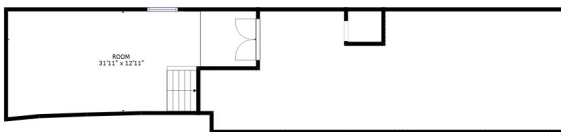
FLOOR 5



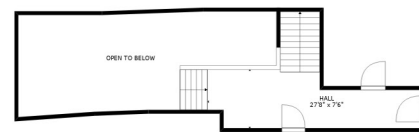
FLOOR 4



FLOOR 3



FLOOR 1



FLOOR 2

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BEER TOWER



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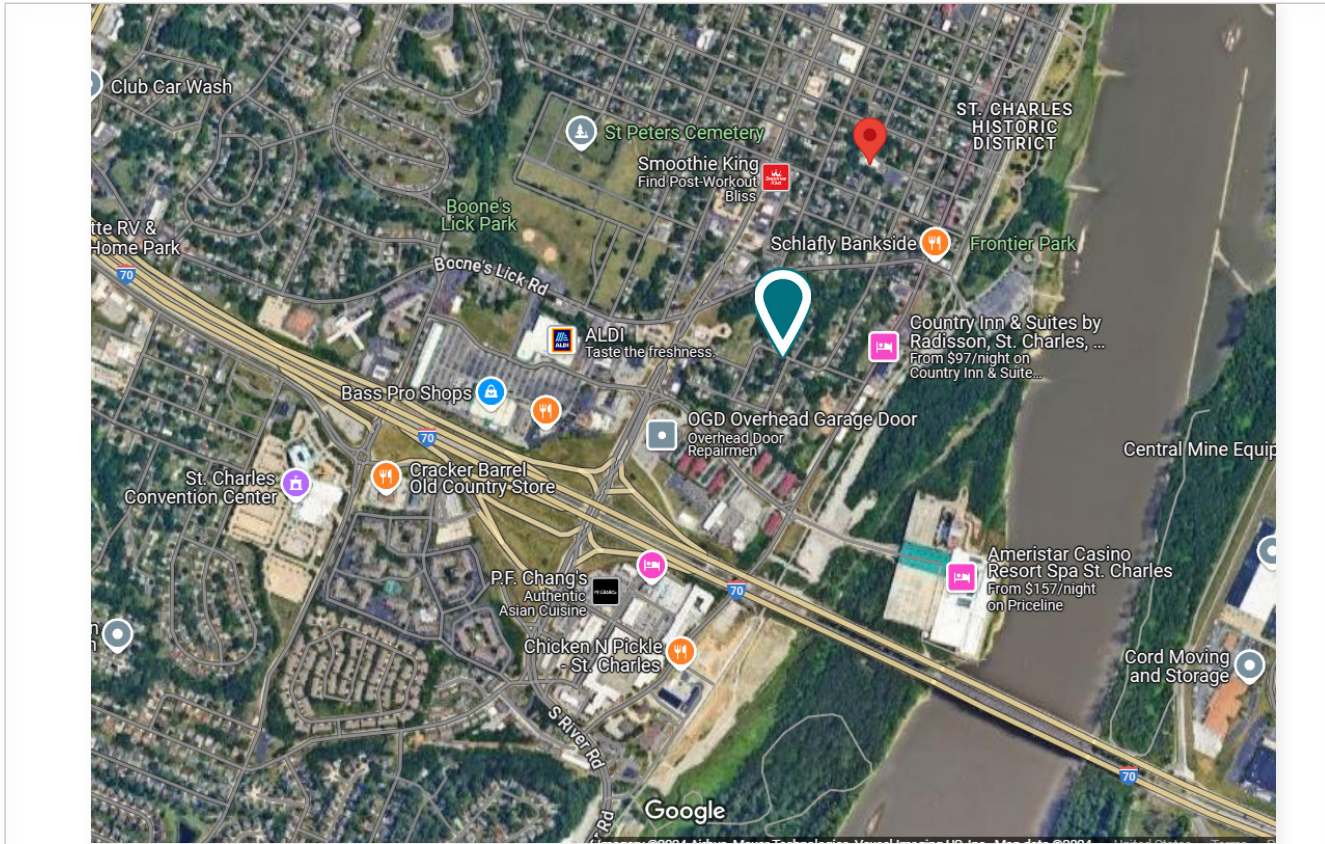
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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located on popular Main St. in St. Charles.</p> <p>Nearby Highway 70.</p> <p>Adjacent to public parking</p>	<p>Situated on the property is a versatile three-story building, ideal for office space or other professional uses.</p> <p>The unique underground caverns and iconic beer tower offer endless creative possibilities.</p>	<p>6,000 - 15,000 VPD within one mile</p>	<p>Historic Main Street, Streets of St. Charles, Ameristar Casino, St. Charles Convention Center and Mid Rivers Mall.</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,559	52,865	130,409
HOUSEHOLDS	4,615	24,738	58,711
AVERAGE INCOME	\$90,993	\$101,353	\$111,484

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