



# 1500 S OUTER ROAD

EUREKA, MO 63025

**FOR SALE \$1,999,999.00**



# 1500 S Outer Road

## OFFERING SUMMARY

- Great opportunity for an RV Storage Investor, Business Owner/Operator that needs Outdoor Storage, or a combination of the two
- 5.0 Acres with 2 buildings totaling 31,350 SF of Coverage
- Excellent visibility from Highway 44 with over 90K Vehicles Per Day
- Digital keypad and gated/fenced entry system
- 16 security cameras onsite, alarm system, and audio/speaker system
- Zoned Commercial with special use permit for Outdoor Storage
- Utilities to site: electric, water, and MSD sewer
- 1.5 acres raised up out of floodplain
- 2024 Taxes: \$31,440

**BRIAN MCCUNE**

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**STEVE BAHN**

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Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



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## PROPERTY DETAILS & LOCATION

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### Property Overview

- Building #1: **15,675 SF** Service Shop + Covered Parking with electric
  - o Service Shop
    - 3,575 SF shop + 290 SF office
    - (3) 14' Overhead Doors + (1) 10' Overhead Door
    - Fully insulated, heated, 2 bathrooms, and upstairs office
    - 16' Clear Height in service shop bays
- Building #2: **15,675 SF** Warehouse
  - o (2) 12' H x 18' W Sliding Doors
  - o 12' Clear Height



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### St. Louis RV Storage

- Current Occupancy = 78%
- 156 out of 200 spaces currently leased
  - o 13 Covered: average = \$153/mo
  - o 31 Enclosed: average = \$88/mo
  - o 112 Outdoor: average = \$81/mo
- Rent Roll and P&L upon receiving signed NDA



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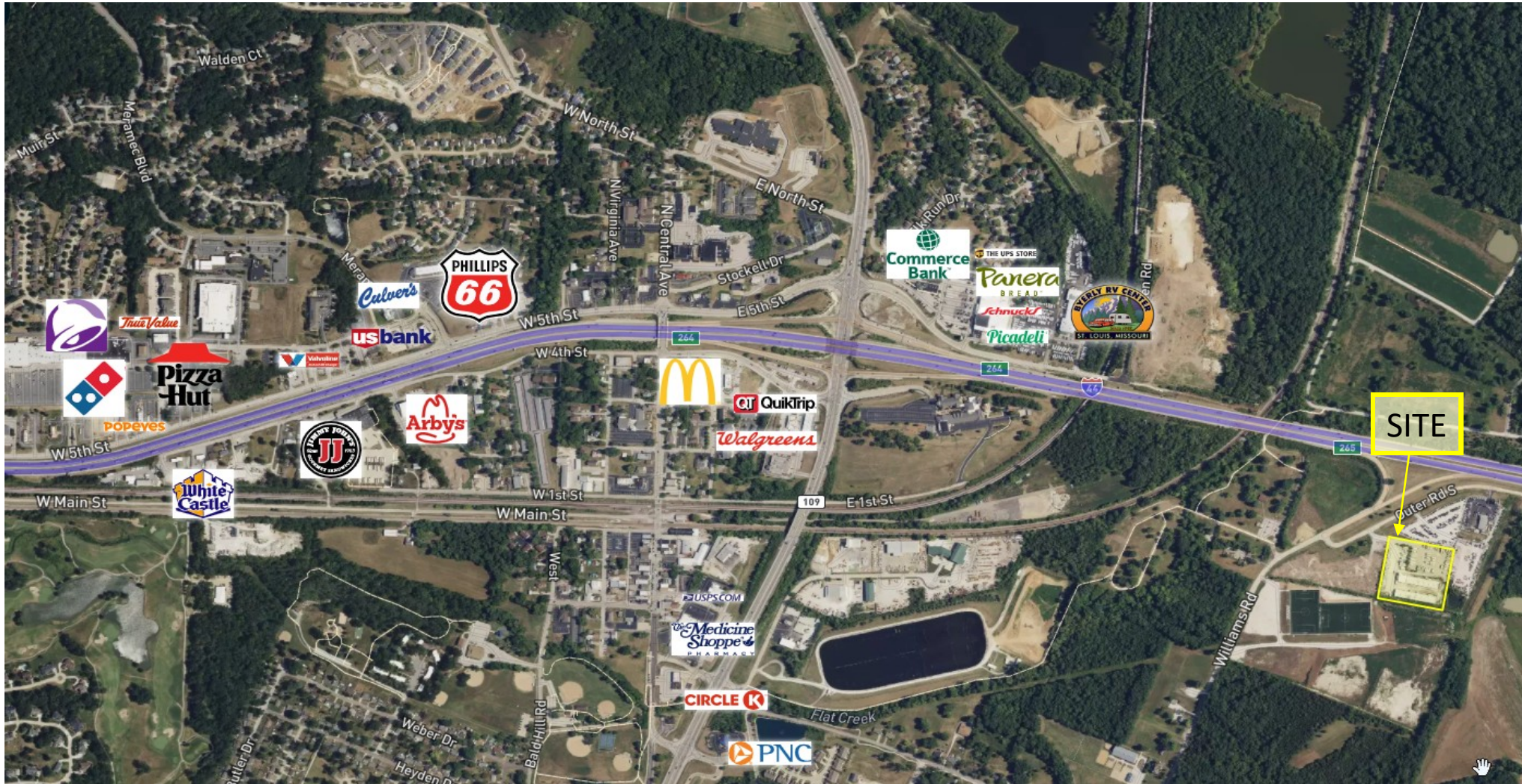
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