

# For Sale (Reduced Price)

18,624± Sq. Ft. Office/Warehouse  
Complex Divideable

8443, 8447, 8449,  
8451 Wabash Ave  
St. Louis County, MO 63134



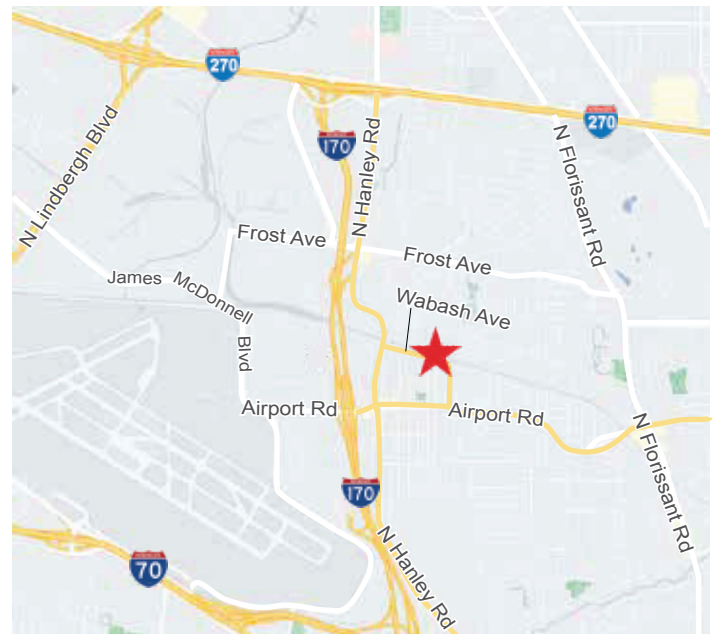
**Sale Price: Entire Complex \$499,000**

**8443-47 Wabash - \$299,000**

**8449-51 Wabash - \$250,000**

- Ideal Complex for Contractor
- Zoned M-1 Industrial
- Great Highway Access to I-170 and I-70
- Outside Storage
- Numerous Drive-In Doors

**Ashley Bowersox**  
[abowersox@hillikercorp.com](mailto:abowersox@hillikercorp.com)



Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
[www.hillikercorp.com](http://www.hillikercorp.com)

**314 781 0001**



Individual Membership in the Society of  
Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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## 8443 Wabash Ave.

- 4,375± Sq. Ft. Building on .27 Acres
- 1000± Sq. Ft. Office Showroom
- One Drive-In Door
- 7,374± Sq. Ft. Fenced Paved Outdoor Storage



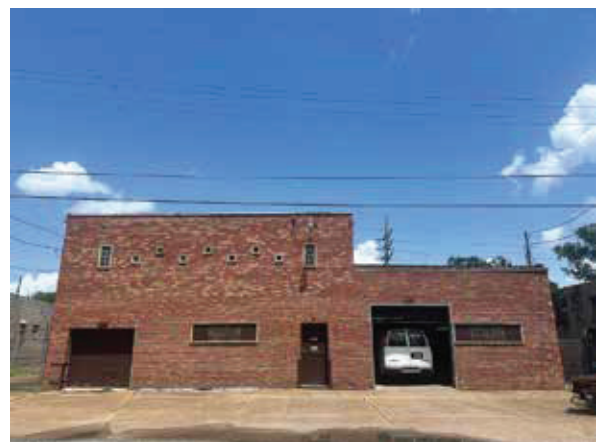
## 8447 Wabash Ave.

- 4,787± Sq. Ft. Building on .27 Acres
- One Drive-In Door, One Low Dock
- 5,183± Sq. Ft. Fenced Paved Outside Storage
- 336± Sq. Ft. Detached Frame Garage



## 8449-8451 Wabash Ave.

- 9,462± Sq. Ft. 2 Story Building on .20 Acres
- 6,327± Sq. Ft. on First Floor Ceiling Height 10'-16'
- Three Drive-In Doors
- Freight Elevator
- 3,135± Sq. Ft. Second Floor Office



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