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QUARTERLY INVENTORY

March 2018

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Table of Contents

	SQUARE FOOTAGE	Page Numbers				
		INDUSTRIAL	OFFICE	RETAIL	LAND	INVESTMENT/ SCHOOL / CHURCH
904 S. 4th St.	3,000±		18			
3117-3147 N. 9TH Street	24,000±	3				
2115-2117 S 59 th NEW LISTING	8,000±	6				
1190-1250 Airport Rd NEW LISTING	37,500±-15,000±	2,5				
2220 Ball Drive	1.2± Acres				38	
6207- 6215 Bartmer	17,000±	4				
6194-6196 Bermuda Dr. NEW LISTING	3,200±	9	16			
2019 Big Bend Blvd. NEW LISTING	2,272±		17			
7930 Big Bend	7,724± to 2,200±			24,28		
500 Bittner	90,000±	1				
1912 Bowles Avenue	1.38± Acres			26	37	
3418 Bridgeton Square Office Park	1.44± Acres				37	
600-604 East Broadway St. Alton, IL	34,000±		11			
8766 North Broadway NEW LISTING	1,540±	10	19	30		
4536,4540,4548 Butler Hill Rd.	3.41± Acres				36	
2300 First Capitol Dr.	.89± Acres				39	
5645 Carlton Dr. 3124 Pleasant View	1,872±		17,21	28,31	38	41
2450 Cassens	14,672±	5				
403-406 - 414 Century Business Drive	8,054±	6				
2103-2115 Chouteau Avenue NEW LISTING	5,857±	7				
4501 Chouteau Avenue	5,000±			25		
630 N Commercial St	3,260±			27	39	
1033 Corporate Square Drive	1,800± to 154±		18,21			
2030 Delmar	30,000±	2	11			
6358 Delmar Boulevard Suite 300	7,500±		13			
7171 Delmar Boulevard	1,800± to 3,600±		14,19	26,29		
9601-9729 Dielman Rock Island Industrial Dr.	1,000± to 3,000±	9,10				
1215 Dunn Road	21,489±	3				
Ecology Drive, St. Peters	3.97± -1.98± Acres				36,37	
17970 Edison Avenue	7.12±				34	
18111 Edison Avenue	1.6± Acres				37	
2200 Elm Street	14,000±				39	
5401-03 Finkman NEW LISTING	2,262±			28		
21 S. Florissant	2,400±		17	28		
1825 North New Florissant	.63± Acre				39	
9807 S. Forty Drive NEW LISTING	6,424± to 3,212±		13,15			
10 Franklin Avenue	4,000±		15	26		
2558-2566 Gladiator Dr	3,200± to 1,200±		18	29		
4029 Gravois	17,000±	4	12	23		
4170 Gravois Rd.	19,550±	4				
5730 Gravois Rd. NEW LISTING	360,677±	1			34	
8615 Gravois	4,380±		17			

Table of Contents

	SQUARE FOOTAGE	Page Numbers				
		INDUSTRIAL	OFFICE	RETAIL	LAND	INVESTMENT/ SCHOOL / CHURCH
4346 Green Ash NEW LISTING	25,000±	3				
2801 Hamilton	43,000±	2				
2001 S. Hanley Road	6,400± to 800±		15,18	25,31		
96 Harvest Dr	3,600±	9		27		
305 Hawthorn Avenue	3,694±			26		
High Hill 50 Acres	50± Acres				32	
2481-B High Ridge Blvd. NEW LISTING	2,518±	9				
2924 High Ridge Boulevard	1,700±		19	29		
Highway 30 & Mall Drive	1.29± Acres				37	
10035-37 Highway O	9± Acres				34	
10040 Highway O	8± Acres				34	
1325 North Highway 67	15,232± on 5± Acre				35	43
5185 North Highway 67	25± Acres				33	
139 Old Highway 66	20,000±	5			43	
800 South Hwy Drive	10.11± Acres				33	40
6200 State Hwy 30	8.54± Acres				34	
501 North Hills Drive	16,000±					43
3480-3486 Hollenberg Drive	3,200± to 800±		16,21			
9923 Holtwick	5,700±	10				
855 Horan Drive	12,061±	7				
House Springs 30 Acres	30± Acres				32	
105 A Hoven Road	10± Acres				34	
520 Huber Park Court	11,760± to 5,880±		12,14			
Industrial Drive- Festus City	25.08± Acres				33	
3612 Isolda	2,045±	9				
639 Jeffco Boulevard	1± Acre				38	
663 Jeffco Boulevard	1,300±		20	30		
2511 South Jefferson Avenue	1,000±		20			
902 S Kirkwood	9,401±	6		23		
4557 Laclede Ave.	2,700±		17			
11 Lakenny Lane	3,307±		15			
6210 Langdon Court	3,000±		16			
6942 Lansdowne	15,000±		12			43
2191 Lemay Ferry	3,927±		15			
2151 Lemay Ferry	12,500±		23			
Lisa Lane Lots 3 & 4 (Indian War Path) Stone Crest Manor	1± to .46± Acre				37,39	
10315 Lincoln Trail NEW LISTING	2,448±		17	27		
9962 Lin Ferry Dr.			20,30			
11041 Lin Valle	7,390±		13			
5800 North Lindbergh Boulevard	15.5± Acres				33	
1801-1815 Locust	116,250±	1				40
1900-1904 Locust	21,390		11	22		
6773-6775 Mall Drive	8,000± to 3,000±		13,16	24,27		

Table of Contents

	SQUARE FOOTAGE	Page Numbers				
		INDUSTRIAL	OFFICE	RETAIL	LAND	INVESTMENT/ SCHOOL / CHURCH
5625 Manchester NEW LISTING	17,000±	5	12	25		
6800 Manchester	17,000± to 6,360±	7				
6910 Manchester	2,000±			29		
9800 Manchester	2,300±			28		
9804 Manchester	925±		21			
14315 Manchester Road	7,000± to 14,000±			23,24		
14334-14336 Manchester Road	8,000± to 5,002±		14,24	25		40
14567 Manchester	1,650±		19			
15623 Manchester	2,700± to 1,097±		17,19, 20			40
15627 Manchester	1.29±				35,38	
16972 Manchester	2,797±		17	27		
1413-1417 N. Market NEW LISTING	15,527±	5				
1067 N. Mason	4,600± to 1,500±		20			
3442-3446 McKelvey NEW LISTING	2,053± to 970±		18,21	28,31		
8600 Mexico Dr	1.10± Acres					40
Mid Rivers Trade Park Lots 1,2,7, 8	4.26± - 1.38± Acres				37	
11736 MO Bottom Rd.	1± Acre	4			38	
12202 A Missouri Bottom Road	2.43± Acres				36	
Model Realty Road	180± Acres				32	
4870 Natural Bridge	13,500±					42
5661 Natural Bridge	136,000± to 60,000± to 36,000±	1,2				
6901 Natural Bridge Road	1,781±			29		
11115-11285 New Halls Ferry	30,668±		11		35	
4920 Northrup	10,000±					42
1430 Olive Street	4,000± to 14,100±		12,15			
1706 Olive	38,640±		11			41
2815 Olive Street NEW LISTING	5,075±		14			
8322-8330 Olive Boulevard	18,410±	12		22		
8366-8380 Olive Boulevard	15,144±	9		23		41
8015-8017 Page Ave	2,876±			27		
9570 Page Ave	3,934±	8	26			
10201 Page Avenue	23,540±		11	22		41
501 Parkway Drive	19,196± to 5,000±	4,8				
3810 Paule Avenue	1± to 4± Acres				36,38	
6400, 6412 Plymouth Ave	47,040±	2				
2002-2008 Richardson Road	3.75± Acres				36	
8905-51 Riverview Drive	74,000± to 1,000±			22,30	34	40
9260 Riverview Drive	24± to 5± Acres				33,35	
2132 Ruckert Avenue	2.3± Acres				36	
10 Sally Dr.	.91± Acre				39	

Table of Contents

	SQUARE FOOTAGE	Page Numbers				
		INDUSTRIAL	OFFICE	RETAIL	LAND	INVESTMENT/ SCHOOL / CHURCH
Salt River Expressway & Mid Rivers Mall Dr.	92± to .98± Acres				32,33,35 ,36,39	
25-35 North Sarah	6,000±			24		
65 Schaper Road	7,850±	6				
8535 Scudder Rd. NEW LISTING	6,000±	7				
3 Southlink Drive	31,200±	2				
600 Spirit Valley East Drive	4,180±	8				
9572 State Route DD	3,600±	9			34	
1901 State Street	-----					42
223 St. Andrews Avenue	30,000±	3				41
7531 St. Charles Rock Rd. NEW LISTING	2,900±		16			
7519,7523 St. Charles Rock Rd. NEW LISTING	5,875±	7				
9525 St. Charles Rock Road	3,300±			27		
9845 St. Charles Rock Road	10,000±			23		
9845 St. Charles Rock Road Suite 102	2,100±	9				
10828-30 St. Charles Rock Road	1,800±		19	29		
11726 St. Charles Rock Road	5,600± to 1,100±		14,20	24,30		
11726-A- St. Charles Rock Rd Endcap	2,191±		18	28		
1100 Stafford	165,570±	1				40
1200 Stafford	46,299±	2				41
345 Sun Valley	17,500±	4				
2878-2900 Telegraph Road	53,335±		22			
400 Trade Center Drive	12,000±	8				
600 Trade Center Dr. NEW LISTING	11,471±	6				
10750-10782 Trenton Avenue	1,200±	10				
412 North Tucker	6,000± to 3,000±		16			
205 North Two Street	30,000±	3				
4121 Union Road	4,500± to 600±		15,21	25,30		
1450 S. Vandeventer Ave.	21,000±	5				
1635-1641 S. Vandeventer Ave.	3,400±			27		
2100 S. Vandeventer Ave.	5,165±	8				
Veterans Memorial Parkway @ PIC Parkway	1.30±				37	
1600 North Warson Road	5,700±		14			
1403 Washington Avenue	7,074±		13	24		
2657-2659 Washington Avenue NEW LISTING	5,250±	7	25			
3868 Washington Blvd	23,650±	3				
Weier Road & Lynnwood Drive	12.22±				33	
16236 Westwoods Business Park	2,050±		18	28		
40-149 White Rock Lane	80± Acres				32	41
401 Withers	14,500±	5				
632 & 633 Workman Road	5.76± to 2.69± Acres				35,36	

INDUSTRIAL

360,677± Sq. Ft.
8.28± Acres

NEW LISTING

5730 Gravois Rd.

8.28± Acres of Commercial Land consisting of two (2) parcels. Property has been rezoned to allow for a "Recycling Facility" with numerous improvements already made. Has great visibility from Hwy. 30 and is located north of Cedar Hill and south of House Springs.
Sale Price: \$399,000.00 (\$1.11/ Sq. Ft.)

(BRENDAN O'BRIEN/BRENNAN P. GAFFNEY)

165,570± Sq. Ft.

REDUCED PRICE

1100 STAFFORD

165,570± Sq. Ft. Office/Manufacturing Building on 9.37± Acres. User/Investor opportunity. Tenant Leases 80,420± Sq. Ft. for \$300,770.88 Annual Base Rent. 100% Air-Conditioned Facility with Eight (8) Dock Doors, Two (2) Drive-In Doors (14' X 16'), Four (4) Electric 1,600 Amp systems, Two (2) 3 Phase 208-12Y, Two (2) 3 Phase 240 Delta, Buss Bays 208Y run every 30'. Parking for 300+, Office Space total 23,623± Sq. Ft. Building is divisible into Five (5) Leasable Areas.

Sale Price: \$5,900,000.00

Reduced Sale Price: \$5,200,000.00

(CHRISTOPHER TAFF/SCOTT MARTIN)

136,000± Sq. Ft. to
60,000± to 36,000±

**4% COMMISSION
TO PROCURING AGENT**

5661 NATURAL BRIDGE

Dock and drive-in loading, sprinklered, heavy 3 phase power, additional 1.57 Acre paved trailer parking lot and heat included. Located Next to Union 70 Center. Zoned "K" Unrestricted.

Lease Rates: \$2.35/ Sq. Ft. – First Floor

\$1.25/ Sq. Ft. – Second Floor

(H. MEADE SUMMERS – OWNER/BROKER)

116,250± Sq. Ft.

1801-1815 LOCUST

116,250± Sq. Ft. Loft Building for sale. Built in 1919. Offers a Great Historic Tax Credit. Excellent Residential Redevelopment Opportunity. Off street parking on east side of building. Windows on all four sides.

Sale Price: \$3,400,000.00 (29.25 PER SQ. FT.)

(H. MEADE SUMMERS)

90,000± Sq. Ft.

500 BITTNER

Located off Hall Street and adjacent to the St. Louis Business Center Industrial Park, this 90,000± Sq. Ft. Office/Warehouse building makes an excellent value for warehousing or manufacturing. The 2-story building has 4 loading docks with levelers and seals, a drive-in door, several freight elevators and is fully sprinklered. Situated on over a 2± acre site. This property has fenced and paved outside truck/trailer parking or storage. Approximately 5,000± Sq. Ft. of office space and zoned "K" unrestricted.

Sale Price: \$575,000.00 (\$6.39 Per Sq. Ft.)

(BRENNAN P. GAFFNEY/PATRICK T. MCKAY)

60,000± Sq. Ft. to
36,000± Sq. Ft. to
226,000± Sq. Ft.

**4% COMMISSION
TO PROCURING AGENT**

5661 NATURAL BRIDGE

Dock and drive-in loading, sprinklered, heavy 3 phase power, additional 1.57 Acre paved trailer parking lot and heat included. Located Next to Union 70 Center. Zoned "K" Unrestricted.

Lease Rates: \$2.35/ Sq. Ft. – First Floor

\$1.25/ Sq. Ft. – Second Floor

(H. MEADE SUMMERS – OWNER/BROKER)

INDUSTRIAL

47,040± Sq. Ft.

6400, 6412 PLYMOUTH AVE

4.12± acres with a 47,040± Sq. Ft. warehouse, 70% has 35' ceilings and 30% has 24' ceilings, outside storage with gated lot. Owner/user space.

Sale Price: \$550,000.00

(PETER NEWTON/WILLIAM MEEHAN)

43,000± Sq. Ft.

2801 HAMILTON

43,000± Sq. Ft. Office/Warehouse with 4,000± Sq. Ft. Office Space. This 2.2± acre site has 1.2± acres of outside storage zoned "K" unrestricted. Two (2) drive-ins, Two (2) docks and a 5-ton crane.

Sale Price: \$225,000.00

(BRENDAN O'BRIEN)

37,500± Sq. Ft. to
15,000± Sq. Ft.

1190-1250 AIRPORT ROAD, SULLIVAN, MO

2 adjacent, insulated, metal, industrial buildings built in 1995 + 1998. #1 is 15,000± Sq. Ft. with 15% office, 17'-19' ceiling height, heavy electric, five (5) drive-in doors and 1 dock. #2 is 22,500± Sq. Ft. with 15% office, 19'-21' ceiling height, heavy electric, air lines, five (5) drive-in doors and 1 dock. 5.93± acre lot. Short term leased. CALL FOR DETAILS!

Sale Price: \$995,000.00 (\$26.53 Per Sq. Ft.)

(JOHN H. SHEPLEY/SCOTT E. MARTIN)

NEW LISTING

36,000± Sq. Ft. to
60,000± Sq. Ft. to
226,000± Sq. Ft.

5661 NATURAL BRIDGE

Dock and drive-in loading, sprinklered, heavy 3 phase power, additional 1.57 Acre paved trailer parking lot and heat included. Located Next to Union 70 Center. Zoned "K" Unrestricted.

**4% COMMISSION
TO PROCURING AGENT**

Lease Rates: \$2.35/ Sq. Ft. – First Floor

\$1.25/ Sq. Ft. – Second Floor

(H. MEADE SUMMERS – OWNER/BROKER)

31,200± Sq. Ft.

3 SOUTHLINK DRIVE – WASHINGTON, MO 63090

Industrial Building on 7± Acre Site. Heavy electric service with 3-phase 480-volt power. Four (4) truck docks and one (1) drive-in door. 2,800± Sq. Ft. office and lab space. Ceiling height 14' at wall and 19' at center.

REDUCED PRICE

Sale Price: ~~\$850,000.00~~ (\$27.24 Per Sq. Ft.)

Reduced Sale Price: \$750,000.00

(SCOTT E. MARTIN)

30,000± Sq. Ft.

2030 DELMAR

30,000± Sq. Ft. Two (2) story "Loft Style" Redevelopment Property. Prime for residential Loft conversion or for creative type firms wanting their own identity. Property is currently designed for Three (3) separate tenants. Full basement with high ceilings for potential parking or additional storage. Building needs a complete renovation. 100% sprinklered and very heavy 3 phase electric. **Twelve (12) spaced gated parking lot.** Surrounded by Residential Loft Developments.

REDUCED PRICE

Sale Price: ~~\$625,000.00~~ (\$20.83 Per Sq. Ft.)

Reduced Sale Price: \$595,000.00

(PATRICK T. MCKAY)

46,299± Sq. Ft.

1200 STAFFORD

46,299± Sq. Ft Warehouse Investor Opportunity. Tenant Leases 35,000± Sq. Ft. for \$105,000.00 Annual Base Rent plus prorated share of taxes, insurance and common area maintenance. 46,299± Sq. Ft building, clear heights 10' to 20', five (5) dock doors, drive-in doors, sprinklered, metal building, 3,600± Sq. Ft new clear span warehouse (60x60), three (3) drive- in doors, 14' clear heights, roughed in plumbing.

Sale Price: \$1,040,000.00

(CHRISTOPHER TAFF/SCOTT E. MARTIN)

INDUSTRIAL

30,000± Sq. Ft.

223 ST. ANDREWS AVENUE – EDWARDSVILLE, IL 62025

Multi-tenant 30,000± Sq. Ft. Industrial Building. 100 % Leased, \$45,000 NOI with room to increase.

3-Phase electric, 16' Clear ceilings in warehouse. Multiple drive-in doors
Recent Updates Including roof, Security System and Doors.

Sale Price: \$745,000.00 (\$24.83 Per Sq. Ft.)

(BRENNAN P. GAFFNEY/H. MEADE SUMMERS)

30,000± Sq. Ft.

205 NORTH TWO STREET – MARTHSVILLE, MO 63357

30,000± Sq. Ft. Industrial Building on 1.7± acre located in Marthasville, MO -Warren County. The building has three (3) docks and one (1) drive-in door.

Ideal fabrication shop or contractor's building.

Sale Price: \$200,000.00

(SCOTT E. MARTIN/BRENNAN P. GAFFNEY)

**5% Commission to
Procuring Broker**

25,000± Sq. Ft.

4346 GREEN ASH

Excellent User/Investor Opportunity, Single or Multi-Tenant Building Five (5) Docks, Two (2) Drive-ins, 16' Clear Ceiling.

Sale Price: \$1,625,000.00

Lease Rate: \$5.75 Per Sq. Ft., NNN

(JEFFREY J. ALTVATER)

NEW LISTING

24,000± Sq. Ft.

3117-3147 N. 9TH STREET

Three Building, Industrial Complex located 1 block off I-70 and Branch St. exit. The oldest building is a 2 story, brick, approximately 14,000± Sq. Ft., with basement and wood timber construction. There is an approximately 7,000± Sq. Ft., 1 story concrete block constructed building with two (2) large drive-in doors and updated electrical service.

Additional 3,000± Sq. Ft., one story building with a dock and a drive-in door.

Large rocked and fenced lot for outside storage and parking. All zoned "K" unrestricted.

A great value!

Sale Price: \$195,000.00 (\$8.13 Per Sq. Ft.)

(PATRICK T. MCKAY)

23,650± Sq. Ft.

3868-3874 WASHINGTON BLVD.

Located minutes from 64/40, off N. Vandeventer, 23,650 Office, Warehouse, Manufacturing building is for sale. Fenced, off street parking, heavy 3-phase power, wet sprinklered, and 2,000 of office space. Next to Grand Center. Once row of columns

Sale Price: \$795,000.00 (33.62/Sq. Ft.)

(H. MEADE SUMMERS)

21,489± Sq. Ft.

1215 DUNN ROAD

An approximate 5.32± Acre parcel of ground, Zoned M-1, with Three (3) separate building structures: 12,800± Sq. Ft. Crane served building with drive-ins. A 5,631± Sq. Ft. office building and 3,058± Sq. Ft. warehouse for a total of 21,489± Sq. Ft. The property is mostly paved and allows for outside storage of vehicles and or equipment. There is additional 3.68± acre lot adjacent to site may be available for lease later.

Sale Price: \$1,500,000.00

Lease Rate: \$4.50 Per Sq. Ft., NNN

(REBECCA SUEN)

INDUSTRIAL

1± Acre **11736 MO BOTTOM RD.**
A 1± Acre, fenced and screened storage lot. Some paving for vehicle parking. Direct access off common drive. All utilities to site.
Lease Rate: \$2,500.00 Per Month, Modified Gross
(PETER NEWTON)

20,000± Sq. Ft. **139 OLD HIGHWAY 66 – BOURBON, MO 65441**
1± Acre This one story, 20,000± Sq. Ft. Warehouse facility is located one block south of I-44 at the Bourbon #218 exit. Formerly used as a paper and plastic recycling operation, this property offers a purchaser easy Interstate access for any warehousing use. The building offers up to 23' ceilings, heavy 3-phase electric, two (2) truck high docks, a dock platform and a 14' X 14' drive-in door. The property totals approximately 1± acre with 190 feet of Hwy 66 (South I-44 Service Road) frontage. Surrounded by Retail- Ideal for Retail Redevelopment.
Sale Price: \$300,000.00 (\$15.00 per Sq. Ft. (Building Only)
(\$6.88 per Sq. Ft. Development Site)
Lease Rate: \$2.00 Per Sq. Ft.
(FRANK L. YOCUM)

19,550± Sq. Ft. **4170 GRAVOIS RD.**
Rare availability of a food production facility with freezer and cooler storage plus truck dock loading. Good corner, visible location.
Sale Price: \$1,170,000.00
(A. WILLIAM ASCHINGER)

19,196± Sq. Ft. to 5,000± Sq. Ft. **501 PARKWAY DRIVE**
A 19,196± Sq. Ft. Insulated Metal Building with a 2,500± Sq. Ft. nice office space (2,500± Sq. Ft. Mezzanine). The Warehouse includes a 500± Sq. Ft. shop office, four (4) docks; one (1) drive-in, 14' – 21' clear ceiling heights, heavy power (800amp 480v, 200amp 208v, 400amp 220v) and a large lot with outside storage.
Sale Price: \$600,000.00
Lease Rate: \$2.30 Per Sq. Ft. NNN
(PETER NEWTON)

17,500± Sq. Ft. **345 SUN VALLEY CIRCLE**
17,500± Sq. Ft. office/warehouse building situated on 1.85 acres. 2,500± Sq. Ft. of office space, heavy power, three (3) dock doors and one (1) grade-level door.
Sale Price: \$875,000.00
(HAL C. BALL)

17,000± Sq. Ft. **6207 - 6215 BARTMER**
Two (2) Tenant Building, great user/investor property, 14' ceilings, heavy 3-phase electric, Office and Industrial, 17,000± Sq. Ft. with a 7,500± Sq. Ft. fenced storage lot.
Sale Price: \$295,000.00
(A. WILLIAM ASCHINGER)

17,000± Sq. Ft. **4029 GRAVOIS**
Excellent Flex Service Building. Multi-level with 8,000± Sq. Ft. main, upper level, 6,000± Sq. Ft. lower level and at grade level two (2) drive-ins. 3,000± Sq. Ft. upper level office.
PRICE REDUCED Live/work opportunity.
~~**Sale Price: \$295,000.00**~~
Reduced Sale Price: \$249,500.00
(JEFFREY J. ALTVATER)

INDUSTRIAL

17,000± Sq. Ft.

NEW LISTING

5625 MANCHESTER RD.

17,000± Sq. Ft. Office/Industrial Complex on 2.2± Acres. 11,000± Sq. Ft. Office/Service Building with 14' Clear Ceilings, One (1) Dock and Four (4) Drive-In Doors, 5,000± Sq. Ft. Retail Building (Convertible to Office), 1± Acre Outside Storage Lot, 2,000± Sq. Ft. Storage Building with lot and a Forty (40) Car Parking Lot.

Sale Price: \$895,000.00

(HAL C. BALL)

15,527± Sq. Ft.

NEW LISTING

1413-1417 N. MARKET

15,527± Sq. Ft. Warehouse with 11'-22' Ceiling Heights, One (1) 20' x 11' Drive-in Door, One (1) 11' x 10' Drive-in Door, One (1) Recessed Dock, Two (2) Crane Ways and Three (3) Restrooms. Close Proximity to Hwy 70 Ramps.

Sale Price: \$155,000.00

(WILLIAM MEEHAN)

15,000± Sq. Ft. to
37,500± Sq. Ft.

1190-1250 AIRPORT ROAD, SULLIVAN, MO.

2 adjacent, insulated, metal, industrial buildings built in 1995 + 1998. #1 is 15,000± Sq. Ft. with 15% office, 17'-19' ceiling height, heavy electric, five (5) drive-in doors and 1 dock. #2 is 22,500± Sq. Ft. with 15% office, 19'-21' ceiling height, heavy electric, air lines, five (5) drive-in doors and 1 dock. 5.93± acre lot. Short term leased. CALL FOR DETAILS!

Sale Price: \$995,000.00 (\$26.53 Per Sq. Ft.)

(JOHN H. SHEPLEY/SCOTT E. MARTIN)

14,918± Sq. Ft.

1450 S. VANDEVENTER

Centrally Located Between Highway 44 and Highway 40 on South Vandeventer. 2,000± Sq. Ft. of Nice Office Space, Sprinklered, Dock Loading, 3 Phase Power, Building is Fully Insulated.

Lease Rate: \$2.95 Per Sq. Ft., Modified Gross

(H. MEADE SUMMERS - OWNER/BROKER)

14,672± Sq. Ft.

2450 CASSENS

14,787± Sq. Ft. office and truck repair facility with 4.1-acre site, fenced and paved lot, 3 phase 600 amp, 240 volt, five (5) repair bays with one (1) wash bay, four (4) 14'x14' doors, two (2) 12'x14' doors, 5,000± Sq. Ft. of office space, 2,000± Sq. Ft. warehouse/parts storage, former bus sales and repair facility, trench drains and air lines. Excellent hwy 44 & 270 access

Sale Price: \$1,895,000.00

(WILLIAM MEEHAN/HAL C. BALL)

14,500± Sq. Ft.

401 WITHERS

Located near N. Broadway and Adelaide. 2 Blocks East of I-70.

This 14,500 Sq. Ft. Industrial/Office- Warehouse property has 1 loading dock door and 1 drive-in door. Approximately 2,000± Sq. Ft. offices with kitchen, breakroom and several private offices. Large, fenced and paved rear lot for outside storage and parking. The warehouse has 13' – 24' ceilings with a newer roof. Zoned "K" unrestricted.

Sale Price: \$285,000.00 (\$19.66 Per Sq. Ft.)

(PATRICK T. MCKAY)

INDUSTRIAL

13,500± Sq. Ft. to
4,500± Sq. Ft.

141 CHESTERFIELD INDUSTRIAL DRIVE

13,500± Sq. Ft. Office/Warehouse building in Chesterfield Valley. Built in 1982, this well-maintained property was built as a two tenant property. The building features three (3) loading docks, one (1) 10'x12' drive-in door and approximately 15' clear warehouse ceiling heights. 3,075± Sq. Ft. of very nice office finish with reception, conference room, open bullpen area and private offices. Could easily be demised back to a 9,000± and a 4,500± Sq. Ft., two tenant building. Zoned- M3 and situated upon a large 1.66± Acre site.

Lease Rate: \$6.95 Per Sq. Ft. NNN

(PATRICK T. MCKAY)

12,061± Sq. Ft.

855 HORAN DRIVE

Great Visibility in Fenton Industrial Park. Clean Office Finish with Great Versatile Warehouse with Two (2) Drive-Ins and Dock Loading.

Lease Rate: \$7.95 Per Sq. Ft., Modified Gross

(A. WILLIAM ASCHINGER)

11,471± Sq. Ft.

600 TRADE CENTER BLVD.

Gorgeous Headquarter Building situated on 2.78± Acres. High-end, 7,616± Sq. Ft. Office with a 3,855± Sq. Ft. Warehouse. Includes, One (1) Drive-In (10 x 12) and One (1) Dock. With 18' ceilings.

Sale Price: \$2,195,000.00

(A. WILLIAM ASCHINGER)

NEW LISTING

9,401± Sq. Ft.

902 S. KIRKWOOD

For Sublease through 6/30/19. This 1.1± acre fenced lot has 9,401± Sq. Ft. clear span building and 1,695± Sq. Ft. shed. Great location next to railroad tracks in Kirkwood just North of Big Bend.

Lease Rate: \$4,800.00/Month

(BRENDAN O'BRIEN)

8,054± Sq. Ft.

403 CENTURY BUSINESS DRIVE

Industrial/Warehouse building with two (2) docks and one (1) drive-in, 3-phase 480/208 volt electric service and 10% Office. Located in Century Business Park near Hwy 100 between I-44 and the City of Washington, MO

Lease Rate: \$5.30 Per Sq. Ft., Net

(SCOTT E. MARTIN)

8,000± Sq. Ft.

2115-2117 S 59th

Former Printing Facility. 8,000± Sq. Ft. Office/Flex Building with 2,000± Sq. Ft. Office Space, Heavy Power: 1,200 Amps/240 Volt, 100% Air Conditioned, One (1) Loading Dock and 10 Car Parking with 30 Additional Spaces Available.

Sale Price: \$525,000.00

(HAL C. BALL)

NEW LISITNG

7,850± Sq. Ft.

65 SCHAPER ROAD – FORISTELL, MO 63348

9.5± Acres with Outside Storage, 3,000± Sq. Ft. Office / Shop.
3,500± Sq. Ft. Shed. 1,350± Sq. Ft. Single Family Home.
Great Visibility from I-70 (44,241± VPD)

Lease Rate: \$3,950.00 Per Month, NNN

(PETER NEWTON)

INDUSTRIAL

7,500± Sq. Ft.

2400 ROCK ROAD

NEW LISTING

Located 1 block off IL Hwy 3, across from "America's Central Port". This 7,500± Sq. Ft. office/warehouse building has four (4) drive-in doors, two (2) loading docks, heavy 3-phase 480 volt electric, airlines in warehouse, and is 100% sprinklered. Includes 2,000± Sq. Ft. of very nice office finish with front counter and several private offices. Separate shop and office restrooms. Large fenced and paved lot for outdoor storage. **5 minutes to St. Louis across McKinley Bridge.**

Lease Rate: \$5.50 Per Sq. Ft., M.G.

(PATRICK T. MCKAY)

6,360± Sq. Ft. to
17,000± Sq. Ft.

6800 MANCHESTER ROAD

Dry Storage, warehouse, dock loading, 16'-18' clear ceiling heights, heavy parking and large lot.

Lease Rate: \$ 2.25 – 2.95 Per Sq. Ft., NNN

(PETER NEWTON)

6,000± Sq. Ft.

8535 SCUDDER RD.

NEW LISTING

This property is a 6,000± Sq. Ft. freestanding Investment Building that offers easy access to major highways, three dock high doors with levelers and gated lot. The interior provides one small office, a small breakroom and one restroom.

Sublease Rate: \$5.25/Sq. Ft., NNN

(JON WILSONHOLME)

5,857± Sq. Ft.

7519 & 7523 ST CHARLES ROCK ROAD

NEW LISTING

**4% COMMISSION TO
PROCURING
BROKER**

5,857± Sq. Ft. Warehouse with Outside Storage with 2 drive-ins, 1 dock and a 4-car car port; and .03± acre fenced lot for outside storage.

Sale Price: \$230,000.00

(REBECCA SUEN)

5,846± Sq. Ft.

2103-2115 CHOUTEAU

NEW LISTING

5,846± Sq. Ft. Office/Retail/Warehouse Zoned (J) Industrial. Includes 400± Sq. Ft. Reception/Office Area, Two (2) Drive-in Doors and One (1) Internal Dock, and 1/4± Acre Fenced Parking. Plus, a 5,000± 2nd Floor Mezzanine (not included in Sq. Ft.) that includes an apartment build out, No Rent Charge.

Lease Rate: \$8.95 Per Sq. Ft., Modified Gross

(PETER NEWTON)

5,700± Sq. Ft.

9923 HOLTWICK

5,700± Sq. Ft. Contractor's Building Located off St. Charles Rock Road in St. Ann, with Excellent Access to I-70 and Lindbergh. The Property is paved, gated and fenced and has 4 Drive-In Doors, 3-Phase Electric, and **over 1± Acre of Outside Storage**. The Offices have a front Reception Area, 2 Private Offices and Restrooms for both the Office and the Shop. Ideal for Contractors, Truck Service/Repair Businesses, Equipment Rental Facilities, Airport Contractors, Delivery Companies, etc.

Lease Rate: \$3,200.00/ Month, M.G.

(PATRICK T. MCKAY)

5,250± Sq. Ft.

2657-2659 WASHINGTON AVE.

**NEW LISTING
PRICE REDUCED**

This 5,250± Sq. Ft. Two Tenant, Retail, Industrial Building is Located Just West of Jefferson in the "Mid Town Alley" District. The Property is Demised with Two 2,625± Sq. Ft. sites. Built in 1945, This all Masonry Building is Ideal for the "Creative Type" Redevelopment into Cool, Loft Style, Flex Space. 1 Drive-In Door on Each Bay (2 Total). Zoned "J" Industrial.

Sale Price: \$250,000.00

Reduced Sale Price: \$225,000.00

(PATRICK T. MCKAY)

INDUSTRIAL

5,175± Sq. Ft.

3450 HOMER ADAMS PARKWAY – ALTON, IL

NEW LISTING

A 5,175± Sq. Ft. Office/Showroom/Industrial space with 1,560± Sq. Ft. (30% showroom/office finish). 16' ceiling height, two (2) drive-in doors (10' and 14' high) with some fenced outside storage. Available April 2018

Lease Rate: \$3,200 Per Month, M.G.

(JOHN H. SHEPLEY)

5,165± Sq. Ft.

2100 S. VANDEVENTER

REDUCED RATE

5,165± Sq. Ft. OF Office/Industrial space located in between S. Kingshighway/Southwest Ave and I-44. High traffic and high visibility. It has about 50% of office finish along with 12'-14' clear industrial space, 1 dock plus an additional 2,500± Sq. Ft. of mezzanine space.

Lease Rate: \$6.50 Per Sq. Ft., Modified Gross

Reduced Rate: \$2,580.00 Per Month, Modified Gross

(JOHN H. SHEPLEY)

5,000± Sq. Ft. to
19,196± Sq. Ft.

501 PARKWAY DRIVE

A 19,196± Sq. Ft. Insulated Metal Building with a 2,500± Sq. Ft. nice office space (2,500± Sq. Ft. Mezzanine). The Warehouse includes a 500± Sq. Ft. shop office, four (4) docks; one (1) drive-in, 14' – 21' clear ceiling heights, heavy power (800amp 480v, 200amp 208v, 400amp 220v) and a large lot with outside storage.

Sale Price: \$600,000.00

Lease Rate: \$2.30 Per Sq. Ft. NN

(PETER NEWTON)

4,585± ± Sq. Ft.

400 TRADE CENTER DRIVE

This property is 4,585± Sq. Ft. Warehouse building in St. Peters. Provides one (1) 14' drive-in doors. There is 3-phase electric, 100% HVAC throughout the building and gated and screened outside storage will be added by new ownership.

Lease Rate: \$5.75 Per Sq. Ft., NNN

(JON WILSONHOLME)

4,180± Sq. Ft.

600 SPIRIT VALLEY EAST DRIVE

“The Place” is the first, private, condominium, storage suites, for active use, in the St. Louis area.

These customizable suites offer security and a country club feel. Whether your client is a collector, outdoorsman, or just wants to build the ultimate man-cave, this is

“The Place” to build a dream suite to suit their passion.

Sale Price: \$129,000 - \$139,000 Per Sq. Ft.

(PETER NEWTON)

3,934± Sq. Ft.

9570 PAGE AVENUE

Eight (8) Service Bay, Automotive Service and Repair Building located on the very busy stretch of Page between I-170 and Dielman Road. Built and designed for 2 separate tenants, 3 bays and 5 bays, each with a waiting/office and separate restrooms. Built in 1962 and Zoned “C-2”. A proven Auto Repair location and property.

Sale Price: \$245,000.00

(PATRICK T. MCKAY)

3,917± Sq. Ft.

8380 OLIVE BLVD.

3,917± Sq. Ft. of office space for lease directly facing Olive Blvd. with plentiful parking. Office space is primarily open with perimeter offices, additional space could be made available.

Lease Rate: \$10.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

INDUSTRIAL

3,600± Sq. Ft.

96 HARVEST DRIVE

Located along Hwy 94/Page Extension. This six (6) Service Bay, Automotive Service and Repair Building offers tremendous visibility and exposure. The all masonry building features three (3) front service bays and three (3) rear service bays with drive-thru capability, large, front product display showroom along with 2 ADA restrooms, private office and large parts storage all on a paved lot for 33+ cars. **Great Contractor's Building Too!**

Sale Price: \$435,000.00

(PATRICK T. MCKAY)

3,600± Sq. Ft.

9572 STATE ROUTE DD – STE. GENEVEVE, MO 63627

This 9.13± Acre parcel of land is improved with a 3,600± Sq. Ft. Office/Warehouse. The office portion has a kitchen, full bath, and a white boxed mezzanine.

Sale Price: \$220,000.00

(PETER NEWTON)

3,200± Sq. Ft.

6194-6196 BERMUDA DRIVE

Would make a great space for a contractor or business. Building has one (1) drive-in door and three (3) private offices on the second level. Great visibility on Bermuda Drive.

Sale Price: \$135,000.00

Lease Rate: \$1,200 Per Month, M.G.

(BRENNAN P. GAFFNEY/PATRICK T. MCKAY)

NEW LISITNG

3,000± Sq. Ft. to
1,000± Sq. Ft.

9601-9729 DIELMAN ROCK ISLAND INDUSTRIAL DRIVE

Exceptionally well maintained complex with 1,000± Sq. Ft. To 3,000± Sq. Ft. office/warehouse bays. Drive-in doors, 100% air conditioned. Great for service center type users.

Lease Rate: \$9.00 Per Sq. Ft., Modified Gross

(BRENDAN O'BRIEN)

2,876± Sq. Ft.

8366 OLIVE BLVD.

Automotive space for lease, approximately 2,876± Sq. Ft. with four (4) drive-in doors, paint booth is currently in space, additional office space could be made available.

Lease Rate: \$10.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

2,518± Sq. Ft.

2481-B HIGH RIDGE BLVD.

Former High Ridge Fire Department available for lease. Building has Two (2) 10' x 12' Overhead Garage Doors, Three (3) Very Nice and Private Offices, Two (2) HVAC Systems, Very Clean, Well Maintained Space.

Lease Rate: \$2,850/Month, M.G.

(BRENDAN O'BRIEN/BRENNAN P. GAFFNEY)

NEW LISTING

2,100± Sq. Ft.

9845 ST. CHARLES ROCK ROAD – SUITE 102

2,100± Sq. Ft. Office/ Warehouse with One Loading Dock, Small Office with Restroom. 12' Ceilings. **Covered Outside Storage/Parking.** Great I-70, Lindbergh and Airport Access.

Lease Rate: \$4.85 Per Sq. Ft.

(PATRICK T. MCKAY)

2,045± Sq. Ft.

3612 ISOLDA

Located off St. Charles Rock Road between I-170 and Lindbergh near St. Ann, This 2,045 Sq. Ft. building is ideal for a variety of contractors or construction related businesses. The building has three (3) 10' high drive-in doors, a small office, restroom and storage area.

All situated on a ½ acre paved lot, ideal for outside storage or extra truck-vehicle parking.

The property offers excellent Highway and Lindbergh access.

Lease Rate: \$1,475.00 Per Month

(PATRICK T. MCKAY)

INDUSTRIAL

1,540± Sq. Ft.

8766 BROADWAY

NEW LISTING

All masonry construction, single tenant mixed use building. Very clean, well maintained facility. Would make a great space for a contractor or business. Security system already in place.

Sale Price: \$89,900.00

(BRENNAN P. GAFFNEY/PATRICK T. MCKAY)

1,200± Sq. Ft.

10750-10782 TRENTON AVENUE

Well maintained Office/Warehouse complex with 1,200± Sq. Ft. Unit available with a drive-in door.

Lease Rate: \$8.15 Per Sq. Ft., Modified Gross

(BRENDAN O'BRIEN)

1,000± Sq. Ft. to
3,000± Sq. Ft.

9601-9729 DIELMAN ROCK ISLAND INDUSTRIAL DRIVE

Exceptionally well maintained complex with 1,000± Sq. Ft. To 3,000± Sq. Ft. office/warehouse bays. Drive-in doors, 100% air conditioned. Great for service center type users.

Lease Rate: \$9.00 Per Sq. Ft., Modified Gross

(BRENDAN O'BRIEN)

OFFICE

38,640± Sq. Ft.

1706 OLIVE STREET

Redevelopment Opportunity for Residential or Creative Office use. Window Line on Four sides of the Seven story brick and stone Historic structure. Typical floor plate of 5,520± Sq. Ft. Located across the street from two square blocks of urban residential units. Near residential lofts, churches, library, YMCA, hotel, retail and offices.

Sale Price: \$895,000.00

(SCOTT E. MARTIN)

34,000± Sq. Ft.

600-604 EAST BROADWAY ST. ALTON, IL 62002

MAKE OFFER

34,000± Sq. Ft. four story office building with 24,000± of rentable Sq. Ft. Elevator served. 40% Leased, current NOI \$43,000+

Sale Price: \$349,000.00 (\$10.00 Per Sq. Ft.)

(H. MEADE SUMMERS/BRENNAN P. GAFFNEY)

32,778± Sq. Ft.

3830 WASHINGTON

Two story office/flex building near Grand Center and St. Louis University. Former business Incubator. Drive-in and Dock Loading. Abundant power.

Sale Price: \$795,000.00

(JEFFRY J. ALTVATER/PETER NEWTON)

30,668± Sq. Ft.

11115-11285 NEW HALLS FERRY

4.28± Acres

4.28± Acres with a 30,668± Sq. Ft. Medical Office Building. 88% Occupancy with 2,760± Sq. Ft. Office Available. Zoned C-6. Convenient access to I-270. Great redevelopment opportunity.

Sale Price: \$1,195,000.00

Reduced Sale Price: \$975,000.00

(JON WILSONHOLME)

30,000± Sq. Ft.

2030 DELMAR

PRICE REDUCED

30,000± Sq. Ft. Two (2) story "Loft Style" Redevelopment Property. Prime for residential Loft conversion or for creative type firms wanting their own identity. Property is currently designed for Three (3) separate tenants. Full basement with high ceilings for potential parking or additional storage. Building needs a complete renovation. 100% sprinklered and very heavy 3 phase electric. **Twelve (12) spaced gated parking lot.**

Surrounded by Residential Loft Developments.

Sale Price: \$625,000.00 (\$20.83 Per Sq. Ft.)

Reduced Sale Price: \$595,000.00

(PATRICK T. MCKAY)

26,987± Sq. Ft t

9811 South Forty Dr.,

NEW LISTING

26,987± Sq. Ft. Free Standing Office Building for Lease. Former L'Ecole Culinaire Location Along I-64/40. Centrally Located with Impeccable Visibility with 154,000+ Vehicles Per Day. Prominent Exterior Building Signage Available. Free, Abundant Off -Street Parking. Landlord is Willing to Provide Ample TI Allowance for a 5 Year Lease.

Lease Rate: \$25.00/Sq. Ft., Full Service

(JEFFREY J. ALTVATER/REBECCA SUEN)

23,540± Sq. Ft.

10201 PAGE AVENUE

Investment Property 23,540± Sq. Ft. Commercial Building on 1± Acre Lot. Long-Term lease for Piazza Jewelry & Pawn with rent increase starting January 2017.

Recently updated HVAC and new roof with warranty. Potential upside with vacant space. Few Landlord responsibilities. Financials available upon request.

Sale Price: \$1,182,060.00

(JON WILSONHOLME)

21,390± Sq. Ft.

1900-1904 LOCUST STREET

PRICE REDUCED

Three level Loft Style Retail/Office Building, Restaurant, Office and Private Event Space. Conveniently located between downtown and mid-town.

Sale Price: \$1,000,000.00 (\$46.75 Per Sq. Ft.)

Reduced Sale Price: \$850,000.00

(H. MEADE SUMMERS)

OFFICE

18,410± Sq. Ft.

8322-8330 OLIVE BOULEVARD

Highly visible 18,410 Sq. Ft. Retail Center in University City less than 1 mile from I-170. 9,205± Sq. Ft. of street level, Retail space. Both levels have grade level entrance. Two tenants in place, remaining 6,176± Sq. Ft. on 1st level is "white boxed".

Sale Price: \$595,000.00

Lease Rate: \$11.75 Per Sq. Ft., Modified Gross

(BRENDAN O'BRIEN)

17,000± Sq. Ft.

4029 GRAVOIS

Excellent Flex Service Building. Multi-level with 8,000± Sq. Ft. main, upper level, 6,000± Sq. Ft. lower level and at grade level two (2) drive-ins. 3,000± Sq. Ft. upper level office. Live/work opportunity.

Sale Price: ~~\$295,000.00~~

Reduced Sale Price: \$249,500.00

(JEFFREY J. ALTVATER)

PRICE REDUCED

17,000± Sq. Ft.

5625 MANCHESTER RD.

17,000± Sq. Ft. Office/Industrial Complex on 2.2± Acres. 11,000± Sq. Ft. Office/Service Building with 14' Clear Ceilings, One (1) Dock and Four (4) Drive-In Doors, 5,000± Sq. Ft. Retail Building (Convertible to Office), 1± Acre Outside Storage Lot, 2,000± Sq. Ft. Storage Building with lot and a Forty (40) Car Parking Lot.

Sale Price: \$895,000.00

(HAL C. BALL)

NEW LISTING

15,000± Sq. Ft.

6942 LANSDOWNE

Two Column Lines (No Interior Support Walls) On Three (3) Levels, Sixteen (16) Car Parking,

A Short Walk To The Shrewsbury Metro-Link, Opportunity For Creative Reuse.

Sale Price: \$475,000.00

(PETER NEWTON)

MAKE OFFER

14,100± Sq. Ft. to
4,000± Sq. Ft.

1430 OLIVE STREET

14,100± Sq. Ft. to 4,000± Sq. Ft. Office, Second Floor. Located Across From the Peabody Center, Covered On Site Parking, Computerized HVAC,. Space is Easy to Work With, Only one Set of Columns. On Site Property Manager and Security. Neighborhood is Rehabbed, Ford Building, Missouri Pacific Building. St. Louis Public Library, Peabody House has over \$200,000,000.00 in Improvements.

Lease Rate: \$11.95 - \$13.95 Per Sq. Ft.

(H. MEADE SUMMERS OWNER-BROKER)

**4% COMMISSION
TO PROCURING
BROKER
DEALS OVER
2,500Sq. Ft.**

13,031± Sq. Ft.

3575 PENNRIDGE

Full Masonry, Brick, 13,031± Sq. Ft. Office Building Fronting I-270 in Bridgeton For Sale. The Property is situated upon a 1.5 Acre Site and has an 80 Car Paved Parking Lot. New Roof Installed along with Tuck-pointing in 2017. Previously a Medical Office Building and could be Demised for 3 Tenants. **Needs Interior Finish.** Priced to Sell at only \$26.86/Sq. Ft. with Great Interstate Visibility.

Sale Price: \$350,000.00

(PATRICK T. MCKAY)

NEW LISITNG

11,760± Sq. Ft. to
5,880± Sq. Ft.

520 HUBER PARK COURT - WELDON SPRING

Two levels all masonry office building located on a private commercial street near 94 South and I-64. The building has many perimeter offices, conference rooms, computer room, kitchenette, storage, and more. Landscaped lot with 40± car parking spaces.

Work stations, desks, tables, chairs and file cabinets are available.

Sale Price: ~~\$1,295,000.00~~

Reduced Sale Price: \$1,095,000.00

Lease Rate: \$15.95 - \$13.95 Per Sq. Ft., Modified Gross

(JOHN H. SHEPLEY)

**MAKE OFFER
PRICE REDUCED
UNER CONTRACT**

OFFICE

8,000± Sq. Ft. to
3,000± Sq. Ft.

6773-6775 MALL DRIVE

Former Cedar Hill Drug Store and Dance Studio. Easily accessible off Hwy 30, immediately next door to local Radeackar's Market with ample parking. 5,000± Sq. Ft. open Retail Area. 3,000± Sq. Ft. Office Space (former Medical Office).

Sale Price: \$199,000.00

(A. WILLIAM ASCHINGER)

8,000± Sq. Ft.

14334 - 14336 MANCHESTER ROAD - MANCHESTER, MO

Landmark, Two Tenant Retail Building Located at the Corner of Manchester Rd. and Old Meramec, One block west of Highway 141, Wal-Mart and Costco. The building offers High Visibility with great street signage and exposure, with over 58,000± Vehicles per day on Manchester Rd. The prime east endcap consisting of 5,002± Sq. Ft. is available for user or tenant. The west endcap is occupied by Sincerely Yours Bridal. The HVAC and electric service has recently been replaced. The onsite parking lot ratio is 5/1000 Sq. Ft.

Sale Price: \$1,650,000.00

(FRANK L. YOCUM)

7,500± Sq. Ft.

6358 DELMAR BOULEVARD SUITE 300

7,500± Sq. Ft. of Innovative Office Space for Lease in the Iconic Tivoli Building.

REDUCED RATE

~~Lease Rate: \$19.00 Per Sq. Ft., Full Service Gross~~

Reduced Rate: \$17.50 Per Sq. Ft., Full Service Gross

(BRENDAN O'BRIEN)

7,390± Sq. Ft.

11041 LIN VALLE DRIVE

3,620± Sq. Ft. First Level Available, Two level office building.

3,620± Sq. Ft. Upper Level Leased thru 3/31/19, Nice private offices, breakroom and plenty of parking.

PRICE REDUCED

~~Sale Price: \$595,000.00~~

Reduced Sale Price: \$575,000.00

Lease Rate: \$9.95 Per Sq. Ft., Modified Gross

(A. WILLIAM ASCHINGER)

7,074± Sq. Ft.

1403 WASHINGTON AVENUE

Three story mixed use building on Washington Avenue just west of 14th street. First level is currently leased to Hiro restaurant, 2nd and 3rd level are ready to be finished for residential or office use.

PRICE REDUCED

~~Sale Price: \$625,000.00~~

Reduced Sale Price: \$565,000.00

(BRENDAN O'BRIEN)

6,900± Sq. Ft. to
960± Sq. Ft.

3445 BRIDGELAND

Office/medical space available for lease with suites ranging in size from 960± Sq. Ft. - 6,900± Sq. Ft. Building is located directly across from SSM DePaul Hospital at signalized intersection.

NEW LISITNG

Lease Rate: \$15.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

6,424± Sq. Ft. to
3,212± Sq. Ft.

9807 South Forty Dr.,

A free-standing 6,424± Sq. Ft. Class A two story office building for lease. Building may be divisible. Its prime location offers impeccable visibility along I-64/40 with 154,000 VPD.

Ample parking included with 7 spaces per 1,000 Sq. Ft. of office.

4% Commission to Procuring Broker!

Lease Rate: \$25.00/Sq. Ft., Full Service

(JEFFREY J. ALTVATER/REBECCA SUEN)

OFFICE

5,880± Sq. Ft. to
11,760± Sq. Ft.

**MAKE OFFER
PRICE REDUCED
UNDER CONTRACT**

520 HUBER PARK COURT - WELDON SPRING

Two levels all masonry office building located on a private commercial street near 94 South and I-64. The building has many perimeter offices, conference rooms, computer room, kitchenette, storage, and more. Landscaped lot with 40± car parking spaces. Work stations, desks, tables, chairs and file cabinets are available.

Sale Price: ~~\$1,295,000.00~~

Reduced Sale Price: \$1,095,000.00

Lease Rate: \$15.95 - \$13.95 Per Sq. Ft., Modified Gross

(JOHN H. SHEPLEY)

5,700± Sq. Ft.

1600 NORTH WARSON ROAD

PRICE REDUCED

Very attractive 5,700± Sq. Ft. professional office building at the corner of Warson Road and Trenton Avenue. Between Olive Boulevard and Page Avenue.

Sale Price: ~~\$495,000.00~~

Reduced Sale Price: \$469,000.00

(BRENDAN O'BRIEN)

5,600± Sq. Ft. to
1,100± Sq. Ft.

**DOCTOR'S SUITE
AVAILABLE**

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO

Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count and is surrounded by retailers, such as Wal-Mart which is 3 doors to the west, banks and restaurants.

Lease Rate: \$9.50 Per Sq. Ft., NNN

(FRANK L. YOCUM)

5,400± Sq. Ft. to
1,800± Sq. Ft.

7171 DELMAR BOULEVARD

Full 1st Floor
3,600± Sq. Ft.

RATE REDUCED

Three 1,800± Sq. Ft. Suites Available. High Profile, Street Exposure Office/Retail I/Medical Space Ideally located at the NE Corner of Delmar Blvd. and Midland Blvd. Great exposure to traffic on hard corner lot with signalized access The building is elevator served with a parking garage and is located between the Clayton Business District and "The Loop" entertainment district.

First Floor East Suite offers open reception area, large bull pen office, two (2) private offices, restroom and kitchen area. **Reduced Lease Rate: \$2,500/ Month, Modified Gross**

First Floor West Suite offers reception/waiting area, conference room, four (4) private offices and open work area. **Reduced Lease Rate: \$2,600/ Month, Modified Gross**

The Second Floor Space is presently finished for a Doctor's office with exam rooms.

Floor plan available. **Reduced Lease Rate: \$2,950/ Month, Modified Gross**

(FRANK L. YOCUM)

5,075± Sq. Ft.

2815 OLIVE STREET

**NEW LISTING
UNDER CONTRACT**

A 5,075± Sq. Ft. single story office building near St. Louis University and Wells Fargo. The building includes 13 private offices and one large conference room. The building offers off-street parking in the rear and additional parking available in the front.

Sale Price: \$280,000.00

(REBECCA SUEN)

5,002± Sq. Ft.

14334 MANCHESTER ROAD - MANCHESTER, MO

REDUCED RATE

(MANCHESTER & HWY 141) "Floor Trader Building" Offers High Visibility, High Finish For A Retail Or Office Use. The Property is Situated At The Southwest Corner Of Manchester Road And Old Meramec Station With Stoplight Access. It Is Ideally Located One Block West of Highway 141 And The New "Manchester Highlands" Anchored By Wal-Mart And Costco. A Multi-Tenant Division is Possible With Each Tenant Having Their Own Front And Back Entrances. There is a Large Parking Lot to Accommodate Tenants.

"Why Not Locate One Block From Wal-Mart & Costco At A Lesser Lease Rate?"

Lease Rate: East End Cap: ~~\$15.75 Per Sq. Ft., NNN~~

Reduced Lease Rate: \$14.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

OFFICE

4,500± Sq. Ft. to
600± Sq. Ft.

4121 UNION ROAD-OFFICE

4,500± Sq. Ft. to 600± Sq. Ft. Mixed Use Retail/Office Building Across from South County Mall. Multiple Suites Available. Elevator Serviced, Covered Executive Parking, and Easy Access to I-55 and I-270. **Great for Professional Office or Medical Center**
Lease Rate: \$17.00 Per Sq. Ft., Full Service

(A. WILLIAM ASCHINGER)

4,150± Sq. Ft. to
2,000± Sq. Ft.

2001 HANLEY PLAZA – (2001 SOUTH HANLEY ROAD)

New Finish to Occupant's Specifications. At Signalized Intersection. Free Parking at Door. Great signage and exterior upgrades.
1/2 Mile to Hwy 40 (I-64) at I-170, Minutes to Clayton and to I-44
Lease Rate: \$13.95 Per Sq. Ft., Modified Gross

(CHRISTOPHER TAFF)

4,000± Sq. Ft.

10 FRANKLIN AVENUE

Office/Retail Building on Highway 47 at 1st Street in Washington, MO. Located 1 block from Mercy Hospital. Flexible layout, all interior walls are moveable partitions. 1,000± Sq. Ft. lower level storage in addition to 4,000± Sq. Ft. office.

PRICE REDUCED

Lease Rate: \$12.00 Per Sq. Ft., M.G. (\$4,000.00 Per Month) Includes Additional Lot
Sale Price: ~~\$480,000.00~~ (4,000± Sq. Ft. Office on 12,200± Sq. Ft. Lot)

Reduced Sale Price: \$395,900.00

\$85,000.00 (6,000± Sq. Ft. Adjacent Lot)

(SCOTT E. MARTIN)

4,000± Sq. Ft. to
14,100± Sq. Ft.

1430 OLIVE STREET

14,100± Sq. Ft. to 4,000± Sq. Ft. Office, Second Floor. Located Across From the Peabody Center, Covered On Site Parking, Computerized HVAC, Space is Easy to Work With, Only one Set of Columns. On Site Property Manager and Security. Neighborhood is Rehabbed, Ford Building, Missouri Pacific Building. St. Louis Public Library, Peabody House has over \$200,000,000.00 in Improvements.

**4% COMMISSION
TO PROCURING
BROKER
DEALS OVER
2,500Sq. Ft.**

Lease Rate: \$11.95 - \$13.95 Per Sq. Ft.

(H. MEADE SUMMERS OWNER-BROKER)

3,927± Sq. Ft.

2191 LEMAY FERRY

Prestigious Bank Building with third floor corner office views and a beautiful lobby area. Conveniently located at the corner of Lemay Ferry and Reavis Barracks Rd.
Lease Rate: \$12.95/ Sq. Ft.

(A. WILLIAM ASCHINGER)

3,917± Sq. Ft.

8380 OLIVE BLVD.

3,917± Sq. Ft. of office space for lease directly facing Olive Blvd. with plentiful parking. Office space is primarily open with perimeter offices, additional space could be made available.

Lease Rate: \$10.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

3,307± Sq. Ft.

11 LAKENNY LANE

Very clean well-maintained building with excellent parking. Visible pole signage on highway 30.

PRICE REDUCED

Located just 4.5± miles from I-270 & 1.82± miles from highway 141, on Lakenny Lane & busy Highway 30.

Sale Price: ~~\$295,000.00~~

Reduced Sale Price: \$225,000.00

(BRENDAN O'BRIEN/BRENNAN P. GAFFNEY)

3,212± Sq. Ft to
6,424± Sq. Ft.

9807 South Forty Dr.,

A free-standing 6,424± Sq. Ft. Class A two story office building for lease. Building may be divisible. Its prime location offers impeccable visibility along I-64/40 with 154,000 VPD. Ample parking included with 7 spaces per 1,000 Sq. Ft. of office.

NEW LISTING

4% Commission to Procuring Broker!

Lease Rate: \$25.00/Sq. Ft., Full Service

(JEFFREY J. ALTVATER/REBECCA SUEN)

OFFICE

3,200± Sq. Ft.

NEW LISTING

6194-6196 BERMUDA DRIVE

Would make a great space for a contractor or business. Building has one (1) drive-in door and three (3) private offices on the second level. Great visibility on Bermuda Drive.

Sale Price: \$135,000.00

Lease Rate: \$1,200 Per Month, M.G.

(BRENNAN P. GAFFNEY/PATRICK T. MCKAY)

3,200± Sq. Ft. to
800± Sq. Ft.

3480-3486 HOLLENBERG DRIVE

3,200± Sq. Ft. Office building comprising four 800± Sq. Ft. office condos. Building can be bought as whole or individual condos. Each unit has its own restroom. Excellent owner user units or investor property. Grounds, roof and structure maintained by Condo Association. Excellent I-70 and I-270 access.

Sale Price: \$225,000.00 (\$60,000/unit)

Lease Rate: \$10.00 Per Sq. Ft., Modified Gross

(WILLIAM MEEHAN/ JEFFREY J. ALTVATER)

3,000± Sq. Ft.

904 S. 4TH STREET

Small, individual offices available in this newly renovated historic office building. Located 3 blocks south of Busch Stadium. Individual offices all the way up to 3000± Sq. Ft. available. New ADA elevator, stair wells, restrooms and newly paved parking lot offering Free Parking for tenants and visitors. Creative, loft feel space in a professionally restored building. Great for lawyers, accountants, real estate brokers, professional service firms, etc.

Sale Price: \$435,000.00

(PATRICK T. MCKAY)

3,000± Sq. Ft.

6210 LANGDON COURT

Two tenant building with one (1) drive-in door. Located near Airport Road and I-170. Visibility from I-170.

Sale Price: \$350,000.00

(JON WILSONHOLME)

3,000± Sq. Ft. to
8,000± Sq. Ft.

6773-6775 MALL DRIVE

Former Cedar Hill Drug Store and Dance Studio. Easily accessible off Hwy 30, immediately next door to local Radeackar's Market with ample parking. 5,000± Sq. Ft. open Retail Area. 3,000± Sq. Ft. Office Space (former Medical Office).

Sale Price: \$199,000.00

(A. WILLIAM ASCHINGER)

3,000± Sq. Ft. to

412 NORTH TUCKER

6,000± Sq. Ft. of Beautifully renovated "creative type" office space. The building has a new roof, new windows, and new ADA elevator, featuring an access control security system. Each floor has an individual HVAC system, private restroom, and full kitchen with high end appliances, exposed brick walls and refinished wood floors. Built out Large conference room or office facing Tucker on each floor. Large public parking lot adjacent to building. Located just one block south of Washington, convenient walking distance to all of the restaurants, offices and courthouses Downtown. Asia Gourmet Restaurant occupies the first floor.

Truly a "Must See". Renovated Office Property!

Lease Rate: \$12.50 Per Sq. Ft., Modified Gross

(PATRICK T. MCKAY)

2,900± Sq. Ft.

NEW LISTING

7531 ST CHARLES ROCK ROAD

A 2,900± Sq. Ft. free-standing office building that consists of 9 private offices and a finished basement with a large conference room.

4% COMMISSION TO PROCURING BROKER

Sale Price: \$160,000.00

(REBECCA SUEN)

OFFICE

2,797± Sq. Ft.

16972 MANCHESTER ROAD

Join other professional tenants in Cherry Hills Square. Attractive center located in the Wildwood Town Center. 2,979± Sq. Ft. Available space is already set-up for medical use with individual exam rooms, wet sinks, lab space and reception/waiting areas.

Lease Rate: \$14.00 Per Sq. Ft., NNN

(BRENNAN P. GAFFNEY)

2,700± Sq. Ft.

4557 LACLEDE AVE.

A free standing two-story office building in the heart of the CWE with adjacent parking available. Close to cortex, BJC and Euclid Ave. Restaurants and shops.

Lease Rate: \$3,000/Month, Gross

(JEFFREY J. ALTVATER)

2,700± Sq. Ft.

15623 MANCHESTER ROAD – ELLISVILLE, MO 63011

Window line on two sides of the space. Build-out to suit. Great for Medical Use. Adjacent to Edward Jones and Shorley Tax. Prominent on building signage opportunity. Office building located 0.7 mile east of Clarkson Road on Manchester Road.

Lease Rate: \$16.50 Per Sq. Ft., Full Service

Reduced Rate: \$12.95/Sq. Ft., Full Service

(SCOTT E. MARTIN)

**REDUCED
RATE**

2,448± Sq. Ft.

10315 LINCOLN TRAIL

This Free Standing, 2,250± Sq. Ft. Office or Retail Building is Ideally Situated on the Heavily Traveled Lincoln Trail Fairview Heights. The Property has 6 Very Large Offices or Display Areas, Several Storage Rooms and 2 Separate H.V.A.C. Systems. Has Front Paved Parking lot for 12 Vehicles. Partial Basement for Storage. Needs a Little T.L.C., but a Really Nice Property for Office or Retail Uses. Ban Owned and Priced to Sell!

Sale Price: \$75,000.00

(PATRICK T. MCKAY)

NEW LISITNG

2,434± Sq. Ft. to

640± Sq. Ft.

1.21 Acre

5645 CARLTON DR. & 3124 PLEASANT VIEW DR.

4 Buildings that are in excellent condition, very clean and well maintained with excellent visibility at a lighted intersection on Highway 30 (Gravois). The site would be well suited for any user, investor or developer.

Sale Price: \$579,000.00

(BRENNAN P. GAFFNEY/BRENDAN O'BRIEN)

2,400± Sq. Ft.

21 SOUTH FLORISSANT

2,400± Sq. Ft. of Retail/Office space for lease. Mostly open floor plan with 2 offices built out in rear of space. Located along busy S. Florissant Rd. directly across from large, free, city owned parking lot.

Lease Rate: \$10/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

2,272± Sq. Ft.

2019 BIG BEND BLVD.

Own a very clean well-maintained office on Big Bend Blvd. Great visibility, parking in rear of building. Ideal for an Insurance Office, Attorney or Contractor.

Sale Price: \$195,000.00

(PATRICK T. MCKAY/BRENNAN P. GAFFNEY)

NEW LISTING

2,200± Sq. Ft.

8615 GRAVOIS

2,200± Sq. Ft. Masonry Office Building with four (4) private offices, reception area, two (2) restrooms, ten (10) parking spots. Perfect for Lawyer, Accountant, Engineer, etc.

Sale Price: \$175,000.00

(WILLIAM MEEHAN)

OFFICE

2,191± Sq. Ft.

11726-A- ST. CHARLES ROCK ROAD- Endcap (ROCK ROAD PLAZA) BRIDGETON,

MO

END CAP

Reduced Rate

High Exposure Retail/Office Endcap Space overlooking high traffic Rock Road, just three doors east of the Bridgeton Wal-Mart. This suite is the only one which offers Building Signage directly facing the street. The center is ideally located just to the West of the Interstate 70 intersection and East of the Interstate 270 intersection. The location is surrounded by numerous national retailers, restaurants, banks and other service providers.

Lease Rate: \$13.50 Per Sq. Ft., NNN

Reduced Rate: \$12.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

2,053± Sq. Ft. to

970± Sq. Ft.

3442-3446 MCKELVEY

NEW LISITNG

Office/medical space available fronting McKelvey Road directly across from SSM DePaul Hospital at signalized intersection. Parking available directly in front of suites. Building signage also possible.

Lease Rate: \$15.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

2,050± Sq. Ft.

16236 WESTWOODS BUSINESS PARK

PRICE REDUCED

Unique opportunity with small office building on 0.64± acre site in west St. Louis County. Amenities include high interior finish with a large conference room, furniture which may be included, waiting area for clients, wet bar, upscale lighting, large open office with two (2) private offices and restrooms. There is also a large outdoor deck for entertaining. Building may be expanded and architectural plan exists for 4,700± Sq. Ft. addition to existing structure.

Sale Price: ~~\$338,000.00~~

Reduced Sale Price: \$318,000.00

(FRANK L. YOCUM)

2,000± Sq. Ft. to

2558-2566 GLADIATOR DRIVE

One (1) bay available with great visibility to Hwy 141 and a signalized intersection for easy access. Just .07 miles to St. Clair SSM Hospital. Join Remax Gold and Domino's Pizza in this neighborhood, retail center.

Lease Rate: \$12.95 Per Sq. Ft., NNN

(A. WILLIAM ASCHINGER)

2,000± Sq. Ft. to

4,150± Sq. Ft.

2001 HANLEY PLAZA – (2001 SOUTH HANLEY ROAD)

New Finish to Occupant's Specifications. At Signalized Intersection. Free Parking at Door. Great signage and exterior upgrades.

1/2 Mile to Hwy 40 (I-64) at I-170, Minutes to Clayton and to I-44.

Lease Rate: \$13.95 Per Sq. Ft., Modified Gross

(CHRISTOPHER TAFF)

1,800± Sq. Ft. to

154± Sq. Ft.

1033 COPORATE SQUARE DRIVE

Private, shared office space in a corporate atmosphere. Abundant, free parking, reception, conference room, shared break room.

Lease Rate: \$800.00 - 275.00 Per Month, F.S.

(PETER NEWTON)

OFFICE

1,800± Sq. Ft. to
5,400± Sq. Ft.

Full 1st Floor
3,600± Sq. Ft.

7171 DELMAR BOULEVARD

Three 1,800± Sq. Ft. Suites Available. High Profile, Street Exposure Office/Retail I/Medical Space Ideally located at the NE Corner of Delmar Blvd. and Midland Blvd. Great exposure to traffic on hard corner lot with signalized access The building is elevator served with a parking garage and is located between the Clayton Business District and "The Loop" entertainment district.

RATE REDUCED

First Floor East Suite offers open reception area, large bull pen office, two (2) private offices, restroom and kitchen area **Reduced Lease Rate: \$2,500/ Month, Modified Gross**
First Floor West Suite offers reception/waiting area, conference room, four (4) private offices and open work area. **Reduced Lease Rate: \$2,600/ Month, Modified Gross**
The Second Floor Space is presently finished for a Doctor's office with exam rooms. Floor plan available. **Reduced Lease Rate: \$2,950/ Month, Modified Gross**

(FRANK L. YOCUM)

1,800± Sq. Ft.

MAKE OFFER

10828-30 ST. CHARLES ROCK ROAD

A 1,800± Sq. Ft. Commercial building presently demised for two (2) tenants. Concrete block construction. Five (5) car parking spaces in front. Ideal for office or light retail. Great Visibility.

Sale Price: \$119,000.00 (\$66.00 Per Sq. Ft.)

(JOHN H. SHEPLEY)

1,700± Sq. Ft.

2924 HIGH RIDGE BOULEVARD- HIGH RIDGE, MO 63049

Single tenant building renovated in 2016. Eight car off street parking.

Lease Rate: \$1,275.00 Per Month, Modified Gross

(PETER NEWTON)

1,650± Sq. Ft.

14567 MANCHESTER RD.

A very well maintained and highly visible office building located just west of Hwy 141. Comprised of 3-4 private offices, kitchen, full bathroom, reception, full basement and more. Sits on a 100' X 180' lot. (.41 Acre)

Sale Price: \$395,000.00

(JOHN H. SHEPLEY)

1,629± Sq. Ft.

15623 MANCHESTER ROAD – ELLISVILLE, MO 63011

Chiropractic or Physical Therapy Suite for Lease. Therapy room, 4 treatment rooms, reception area and private office Established practice/practitioner retiring. Other tenants in building include Fitness Center, Dental Practice and General Office. Professional Office building located 0.07 miles East of Clarkson Road on Manchester Road.

Lease Rate: \$19.00 Per Sq. Ft., Full Service

(SCOTT E. MARTIN)

1,600± Sq. Ft.

3255 S. 7th Street

NEW LISITNG

For lease 1,600± Sq. Ft. of Bar Restaurant space (Formally Riverbend) with private, off-street parking. New ownership has renovated space and is ready for new user.

Lease Rate: \$15.00/Sq. Ft., NNN

(BRENDAN O'BRIEN)

1,540± Sq. Ft.

8766 BROADWAY

NEW LISITNG

All masonry construction, single tenant mixed use building. Very clean, well maintained facility. Would make a great space for a contractor or business. Security system already in place.

Sale Price: \$89,900.00

(BRENNAN P. GAFFNEY/PATRICK T. MCKAY)

OFFICE

1,500± Sq. Ft.

NEW LISITNG

49 CLARKSON RD.

1,500± Sq. Ft. Office/Retail Building Next to Clarkson and Manchester. Wide Open, Fresh Space Ready for Your Paint and Flooring. Next to West County Cycles

Lease Rate: \$20.00 Per Sq. Ft., Modified Gross

(A. WILLIAM ASCHINGER)

1,300± Sq. Ft.

663 JEFFCO BOULEVARD

Join other successful tenants: Sherwin Williams, Subway, Dylan's sports Bar and H & R Block.

Just North of Fox High School.

Lease Rate: \$1,300 Per Month, NNN

(A. WILLIAM ASCHINGER)

1,260± Sq. Ft.

NEW LISITNG

16029 MANCHESTER RD.

Small Storage/Flex Space Available with Three (3) 1,260± Sq. Ft. at the Lower Level of West 100 Plaza. Open Floor Plan for Each Unit. At Grade Level and Offers Direct Outside Entry. Convenient Ingress/Egress from Manchester Road

Located in the Heart of Ellisville, MO.

Lease Rate: \$1,000 Per Month, Modified Gross

(JEFFREY J. ALTVATER/REBECCA SUEN)

1,185± Sq. Ft.

1067 NORTH MASON

1,185± Sq. Ft. of Office in a single-story building with ample parking.

Great access to Olive & I-270 with excellent visibility and signage on Mason road.

Adjacent to several shops & restaurants.

Lease Rate: \$16.75 Per Sq. Ft., Full Service

(JEFFREY J. ALTVATER/REBECCA SUEN)

1,100± Sq. Ft.

NEW LISITNG

14540 MANCHESTER RD.

A free-standing 1,100± Sq. Ft. commercial building situated on a 50' X 150' (approximately) lot. Presently an Insurance office with 4 private offices, kitchen, full bathroom, reception, partial basement. Very good condition!

Sale Price: \$225,000.00

(JOHN H. SHEPLEY)

1,100± Sq. Ft. to
5,600± Sq. Ft.

**DOCTOR'S SUITE
AVAILABLE**

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO

Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count and is surrounded by retailers, such as Wal-Mart which is 3 doors to the west, banks and restaurants.

Lease Rate: \$9.50 Per Sq. Ft., NNN

(FRANK L. YOCUM)

1,097± Sq. Ft.

15623 MANCHESTER ROAD – ELLISVILLE, MO 63011

First floor space available for immediate occupancy. Co-tenants Edward Jones, Arrow Dental Care, Pro Sports Integrative Therapy, Fitzmaurice Performance and Shorley Tax. Professional Office building located 0.07 miles East of Clarkson Road on Manchester Road.

Lease Rate: \$16.50 Per Sq. Ft., Full Service

(SCOTT E. MARTIN)

1,000± Sq. Ft.

2511 S. JEFFERSON AVENUE

1,000± Sq. Ft. 2nd floor walk-up office. Recently renovated. Private office and breakroom, Off street parking in rear and in front.

Lease Rate: \$10.50 Per Sq. Ft., Modified Gross (\$875.00 Per Month)

(PETER NEWTON)

1,000± Sq. Ft.

9962 LIN FERRY – ST. LOUIS COUNTY, MO 63123

First floor Retail/Office space in multi-tenant building near Lindbergh & Tesson Ferry. Signage available. Fresh Thyme Market on adjacent land.

Lease Rate: \$14.00 Per Sq. Ft., Modified Gross

(SCOTT E. MARTIN)

OFFICE

970± Sq. Ft. to
2,053± Sq. Ft.

NEW LISITNG

3442-3446 MCKELVEY

Office/medical space available fronting McKelvey Road directly across from SSM DePaul Hospital at signalized intersection. Parking available directly in front of suites. Building signage also possible.

Lease Rate: \$15.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

960± Sq. Ft. to
6,900± Sq. Ft.

NEW LISITNG

3445 BRIDGELAND

Office/medical space available for lease with suites ranging in size from 960± Sq. Ft. - 6,900± Sq. Ft. Building is located directly across from SSM DePaul Hospital at signalized intersection.

Lease Rate: \$15.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

925± Sq. Ft.

9804 MANCHESTER

9804 Manchester offers a fantastic a 925± Sq. Ft. office with open layout. Rock Hill, MO offers a central location in a bustling retail area. The Available office lends itself to a professional services user.

Lease Rate: \$18.00 Per Sq. Ft., Plus Electric

(JON WILSONHOLME)

800± Sq. Ft. to
3,200± Sq. Ft.

3480-3486 HOLLENBERG DRIVE

3,200± Sq. Ft. Office building comprising four 800± Sq. Ft. office condos. Building can be bought as whole or individual condos. Each unit has its own restroom. Excellent owner user units or investor property. Grounds, roof and structure maintained by Condo Association. Excellent I-70 and I-270 access.

Sale Price: \$225,000.00 (\$60,000/unit)

Lease Rate: \$10.00 Per Sq. Ft., Modified Gross

(WILLIAM MEEHAN/ JEFFREY J. ALTVATER)

640± Sq. Ft. to
2,434± Sq. Ft.

5645 CARLTON DR. & 3124 PLEASANT VIEW DR.

4 Buildings that are in excellent condition, very clean and well maintained with excellent visibility at a lighted intersection on Highway 30 (Gravois). The site would be well suited for any user, investor or developer.

Sale Price: \$579,000.00

(BRENNAN P. GAFFNEY/BRENDAN O'BRIEN)

600± Sq. Ft. to
4,500± Sq. Ft.

4121 UNION ROAD- Office

4,500± Sq. Ft. to 600± Sq. Ft. Mixed Use Retail/Office Building Across from South County Mall.

Multiple Suites Available. Elevator Serviced, Covered Executive Parking, and Easy Access to I-55 and I-270. **Great for Professional Office or Medical Center**

Lease Rate: \$17.00 Per Sq. Ft., Full Service

(A. WILLIAM ASCHINGER)

154± Sq. Ft. to
1,800± Sq. Ft.

1033 COPORATE SQUARE DRIVE

Private, shared office space in a corporate atmosphere. Abundant, free parking, reception, conference room, shared break room.

Lease Rate: \$800.00 - 275.00 Per Month, F.S.

(PETER NEWTON)

RETAIL

74,000± Sq. Ft. to
22,000± Sq. Ft. to
1,000± Sq. Ft.

8905-51 RIVERVIEW DRIVE

A neighborhood center located at the North County and city boundary. The lot size is over 8 acres improved with approximately 74,000± Sq. Ft. center for sale. Capital improvements are ongoing. Huge parking lot. Ideal for Redevelopment. PRICED TO LEASE OR SELL!

MAKE OFFER

Lease Rate: \$6.00 Per Sq. Ft., Modified Gross
\$8.00 Per Sq. Ft., Modified Gross
Sale Price: \$1,495,000.00 (\$20.20 Per Sq. Ft.)

(JOHN H. SHEPLEY)

53,335± Sq. Ft.

2878-2900 TELEGRAPH ROAD

53,335± Sq. Ft. Retail Center on 6.2± Acre Site. Located ½ mile north of interstate 255. Ideal for Owner/User. Good local Tenants, Retail bays are ready to lease.

PRICE REDUCED

Lease Rate: 1,163± Sq. Ft. at \$8.00 Per Sq. Ft., Modified Gross
9,000± Sq. Ft. at \$7.00 Per Sq. Ft., NNN
12,000± Sq. Ft. at \$6.00 Per Sq. Ft., NNN

Sale Price: ~~\$2,950,000.00~~

Reduced Sale Price: \$2,200,000.00

(A. WILLIAM ASCHINGER)

23,540± Sq. Ft.

10201 PAGE AVENUE

Investment Property 23,540± Sq. Ft. Commercial Building on 1± Acre Lot. Long-Term lease for Piazza Jewelry & Pawn with rent increase starting January 2017.

Recently updated HVAC and new roof with warranty. Potential upside with vacant space. Few Landlord responsibilities. Financials available upon request.

Sale Price: \$1,182,060.00

(JON WILSONHOLME)

22,000± Sq. Ft. to
1,000± Sq. Ft. to
74,000± Sq. Ft.

8905-51 RIVERVIEW DRIVE

A neighborhood center located at the North County and city boundary. The lot size is over 8 acres improved with approximately 74,000± Sq. Ft. center for sale. Capital improvements are ongoing. Huge parking lot. Ideal for Redevelopment. PRICED TO LEASE OR SELL!

MAKE OFFER

Lease Rate: \$6.00 Per Sq. Ft., Modified Gross
\$8.00 Per Sq. Ft., Modified Gross
Sale Price: \$1,495,000.00 (\$20.20 Per Sq. Ft.)

(JOHN H. SHEPLEY)

21,390± Sq. Ft.

1900-1904 LOCUST STREET

Three level Loft Style Retail/Office Building, Restaurant, Office and Private Event Space. Conveniently located between downtown and mid-town.

PRICE REDUCED

Sale Price: ~~\$1,000,000.00 (\$46.75 Per Sq. Ft.)~~
Reduced Sale Price: \$850,000.00

(H. MEADE SUMMERS)

18,410± Sq. Ft.

8322-8330 OLIVE BOULEVARD

Highly visible 18,410 Sq. Ft. Retail Center in University City less than 1 mile from I-170. 9,205± Sq. Ft. of street level, Retail space. Both levels have grade level entrance. Two tenants in place, remaining 6,176± Sq. Ft. on 1st level is "white boxed".

Sale Price: \$595,000.00

Lease Rat: \$11.75 Per Sq. Ft., Modified Gross

(BRENDAN O'BRIEN)

RETAIL

17,000± Sq. Ft.

4029 GRAVOIS

Excellent Flex Service Building. Multi-level with 8,000± Sq. Ft. main, upper level, 6,000± Sq. Ft. lower level and at grade level two (2) drive-ins. 3,000± Sq. Ft. upper level office.

PRICE REDUCED

Live/work opportunity.

Sale Price: ~~\$295,000.00~~

Reduced Sale Price: \$249,500.00

(JEFFREY J. ALTVATER)

15,144± Sq. Ft.

8366-8380 OLIVE BOULEVARD

Located on Olive Blvd. ½ mile east of I-170. This Large 1.14± Acre lot has a 15,144± Sq. Ft. Office/Warehouse building with 3,971± Sq. Ft. Office space and Twenty-one (21) drive-in doors.

PRICE REDUCED

Currently 100% Leased to three tenants, rent roll and income statement available upon request.

Sale Price: ~~\$1,195,000.00~~

Reduced Sale Price: \$1,075,000.00

(BRENDAN O'BRIEN)

14,000± Sq. Ft. to
7,000± Sq. Ft.

14315 MANCHESTER ROAD

Two level Retail/Flex Building with Heavy power, Three (3) drive-in doors, and 50+ car parking lot. Located on a signalized corner ½ mile from Hwy 141 with 53,000± vehicles per day.

Sale Price: \$1,495,000.00

Lease Rate: \$10.00 Per Sq. Ft., NNN

(A. WILLIAM ASCHINGER)

12,500± Sq. Ft.

2151 LEMAY FERRY

This property is a multi-tenant retail shopping center located at Reavis Barracks and Lemay Ferry. Co-tenancy includes Save-a-Lot and St. Louis Baseball and Fast Pitch Academy. There is 12,500± Sq. Ft. available for sublease through 12/31/2018. Former furniture showroom space and tremendous parking. C-3 zoning permits many uses.

Lease Rate: \$6.00 Per Sq. Ft., Modified Gross

(JON WILSONHOLME)

10,000± Sq. Ft.

9845 ST. CHARLES ROCK ROAD

Value priced 10,000± Sq. Ft. of Retail space which features open retail/showroom with a small office area, two (2) restrooms and a loading dock for deliveries located on busy St. Charles Rock Road. Property sits at the signalized intersection of Wismer and St. Charles Rock Road on the border of St. Ann and Breckenridge Hills. The property has great accessibility to Lindbergh, I-70 and I-170. An excellent value for the location and visibility!

REDUCED RATE

Lease Rate: ~~\$3,500.00 Per Month~~

Reduced Lease Rate: \$3,000 Per Month

(PATRICK T. MCKAY)

9,401± Sq. Ft.

902 S. KIRKWOOD

For Sublease through 6/30/19. This 1.1± acre fenced lot has 9,401± Sq. Ft. clear span building and 1,695± Sq. Ft. shed. Great location next to railroad tracks in Kirkwood just North of Big Bend.

Lease Rate: \$4,800.00/Month

(BRENDAN O'BRIEN)

8,070± Sq. Ft.

103 SOUTH FLORISSANT

DO NOT DISBURB TENANT

8,070± Sq. Ft. Retail building in downtown Ferguson, MO. This property currently operates as a hardware store and the open floor plan can be used for multiple uses. Adjacent city-owned parking lots provide strong parking.

PRICE REDUCED

Sale Price: ~~\$375,000.00~~

Reduced Sale Price: \$325,000.00

(BRENDAN O'BRIEN/JON WILSONHOLME)

RETAIL

8,000± Sq. Ft. to
3,000± Sq. Ft.

6773-6775 MALL DRIVE

Former Cedar Hill Drug Store and Dance Studio. Easily accessible off Hwy 30, immediately next door to local Radeackar's Market with ample parking. 5,000± Sq. Ft. open Retail Area. 3,000± Sq. Ft. Office Space (former Medical Office).

Sale Price: \$199,000.00

(A. WILLIAM ASCHINGER)

8,000± Sq. Ft.

14334 - 14336 MANCHESTER ROAD - MANCHESTER, MO

Landmark, Two Tenant Retail Building Located at the Corner of Manchester Rd. and Old Meramec, One block west of Highway 141, Wal-Mart and Costco. The building offers High Visibility with great street signage and exposure, with over 58,000± Vehicles per day on Manchester Rd. The prime east endcap consisting of 5,002± Sq. Ft. is available for user or tenant. The west endcap is occupied by Sincerely Yours Bridal. The HVAC and electric service has recently been replaced. The onsite parking lot ratio is 5/1000 Sq. Ft.

Sale Price: \$1,650,000.00

(FRANK L. YOCUM)

7,724± Sq. Ft. to
2,200± Sq. Ft.

7930 BIG BEND BLVD

Former Scholar Shop Space. Rare Opportunity In Webster Groves. Great Exposure. Two Blocks From I-44. Nice Open Finish.

Lease Rate: \$15.00 Per Sq. Ft., NNN

(JON WILSONHOLME)

7,074± Sq. Ft.

1403 WASHINGTON AVENUE

Three story mixed use building on Washington Avenue just west of 14th street. First level is currently leased to Hiro restaurant, 2nd and 3rd level are ready to be finished for residential or office use.

Sale Price: \$625,000

(BRENDAN O'BRIEN)

7,000± Sq. Ft. to
14,000± Sq. Ft.

14315 MANCHESTER ROAD

Two level Retail/Flex Building with Heavy power, Three (3) drive-in doors, and 50+ car parking lot. Located on a signalized corner ½ mile from Hwy 141 with 53,000± vehicles per day.

Sale Price: \$1,495,000.00

Lease Rate: \$10.00 Per Sq. Ft., NNN

(A. WILLIAM ASCHINGER)

6,000± Sq. Ft.

25-35 NORTH SARAH

6,000+/- Sq. Ft. currently occupied by restaurant includes 1,000+/- Sq. Ft. private dining area. Outdoor patio seating for 90. Within 2 blocks of 400 new apartments an IKEA. Historic Tax Credits in place for rehab of remaining 2,000+/- Sq. Ft

Sale Price: \$1,375,000.00

(JEFFREY J. ALTVATER)

5,600± Sq. Ft. to
1,100± Sq. Ft.

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO

Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count and is surrounded by retailers, such as Wal-Mart which is 3 doors to the west, banks and restaurants.

Lease Rate: \$9.50 Per Sq. Ft., NNN

(FRANK L. YOCUM)

**DOCTOR'S SUITE
AVAILABLE**

RETAIL

5,367± Sq. Ft. to
1,340± Sq. Ft.

4121 UNION ROAD- Retail

5,367± Sq. Ft. to 1,340± Sq. Ft. Mixed Use Retail/Office Building Across from South County Mall. Multiple Suites Available. Elevator Serviced, Covered Executive Parking, and Easy Access to I-55 and I-270. Across from South County Mall. ♦1,358± Sq. Ft.- **Medical Space** ♦1,340± Sq. Ft.- **Open Retail Bay** ♦4,027± Sq. Ft.- **Wide Open Retail Space**
Easy Access to I-55 and I-270. **Greatest Retail Rates in South County!**
Lease Rate: \$12.50 Per Sq. Ft., Modified Gross

(A. WILLIAM ASCHINGER)

5,250± Sq. Ft.

2657-2659 WASHINGTON AVE.

This 5,250± Sq. Ft. Two Tenant, Retail, Industrial Building is Located Just West of Jefferson in the "Mid Town Alley" District. The Property is Demised with Two 2,625± Sq. Ft. sites. Built in 1945, This all Masonry Building is Ideal for the "Creative Type" Redevelopment into Cool, Loft Style, Flex Space. 1 Drive-In Door on Each Bay (2 Total). Zoned "J" Industrial.

Sale Price: \$250,000.00

Reduced Sale Price: \$225,000.00

(PATRICK T. MCKAY)

**NEW LISITNG
PRICE REDUCED**

5,002± Sq. Ft.

14334 MANCHESTER ROAD - MANCHESTER, MO

(MANCHESTER & HWY 141) "Floor Trader Building" Offers High Visibility, High Finish For A Retail Or Office Use. The Property is Situated At The Southwest Corner Of Manchester Road And Old Meramec Station With Stoplight Access. It Is Ideally Located One Block West of Highway 141 And The New "Manchester Highlands" Anchored By Wal-Mart And Costco. A Multi-Tenant Division is Possible With Each Tenant Having Their Own Front And Back Entrances. There is a Large Parking Lot to Accommodate Tenants.

"Why Not Locate One Block From Wal-Mart & Costco At A Lesser Lease Rate?"

Lease Rate: East End Cap: \$15.75 Per Sq. Ft., NNN

Reduced Lease Rate: \$14.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

REDUCED RATE

5,000± Sq. Ft.

4501 CHOUTEAU

5,000± Sq. Ft. Retail /Service Building with a large drive-in door. Located on the corner of Chouteau and Taylor at the Entrance to BJC Washington University Medical Complex. Courtyard Shriners Hospital. 2,500± Sq. Ft. Office/Retail and 2,500± Sq. Ft. Warehouse.

Sale Price: \$375,000.00

Lease Rate: \$2,500.00 Per Month, NNN

(JEFFREY J. ALTVATER)

5,000± Sq. Ft.

5625 MANCHESTER ROAD

Recently renovated 5,000± Sq. Ft. Restaurant/Bar. Located between The Grove and Maplewood neighborhoods. This property has a 50 car, adjacent parking lot, event room, remodeled dinning and bar areas. Furniture and fixtures currently in place and are available for purchase. New A/C and roof.

Lease Rate: \$3,500 Per Month, NNN

(HAL C. BALL OWNER-BROKER)

4,150± Sq. Ft. to
800± Sq. Ft.

2001 HANLEY PLAZA – (2001 SOUTH HANLEY ROAD)

New Finish to Occupant's Specifications. At Signalized Intersection. Free Parking at Door. Great signage and exterior upgrades.

1/2 Mile to Hwy 40 (I-64) at I-170, Minutes to Clayton and to I-44

Lease Rate: \$13.95 Per Sq. Ft., Modified Gross

(CHRISTOPHER TAFF)

RETAIL

4,100± Sq. Ft.

NEW LISTING

16013-16027 MANCHESTER ROAD

A parcel approximately 1.08± acre of ground improved with a commercial retail strip center containing approximately 12,725± Sq. Ft. with a vacant unit of 4,100± Sq. Ft. Conveniently located on Manchester Rd. with high visibility and 35,000± VPD. Monument signage available. Tenants include H&R Block, The Blonde Flamingo Salon and Herbs & More etc.
Lease Rate: \$16.75 Per Sq. Ft., NNN

(JEFFREY J. ALTVATER/REBECCA SUEN)

4,029± Sq. Ft.

1.38± Acres

PRICE REDUCED

1912 BOWLES AVENUE

1.38± acres with 4,029± Sq. Ft. Building. Retail Redevelopment opportunity. Excellent Traffic Counts and Visibility.

Sale Price: ~~\$1,502,820.00~~ (\$25.00 Per Sq. Ft.)

Reduced Sale Price: \$1,150,000.00 (\$21.63 Per Sq. Ft.)

(CHRISTOPHER TAFF)

4,000± Sq. Ft.

PRICE REDUCED

10 FRANKLIN AVENUE

Office/Retail Building on Highway 47 at 1st Street in Washington, MO. Located 1 block from Mercy Hospital. Flexible layout, all interior walls are moveable partitions. 1,000± Sq. Ft. lower level storage in addition to 4,000± Sq. Ft. office.

Lease Rate: \$12.00 Per Sq. Ft., M.G. (\$4,000.00 Per Month) Includes Additional Lot

Sale Price: ~~\$480,000.00~~ (4,000± Sq. Ft. Office on 12,200± Sq. Ft. Lot)

Reduced Sale Price: \$395,900.00

\$85,000.00 (6,000± Sq. Ft. Adjacent Lot)

(SCOTT E. MARTIN)

3,934± Sq. Ft.

9570 PAGE AVENUE

Eight (8) Service Bay, Automotive Service and Repair Building located on the very busy stretch of Page between I-170 and Dielman Road. Built and designed for 2 separate tenants, 3 bays and 5 bays, each with a waiting/office and separate restrooms. Built in 1962 and Zoned "C-2". A proven Auto Repair location and property.

Sale Price: \$245,000.00

(PATRICK T. MCKAY)

3,694± Sq. Ft.

305 HAWTHORN AVENUE

Retail shopping center anchored by Midtowne Market. Located in mid-town St. Charles. Successful and prominent neighborhood center in situated in densely populated residential area. Close proximity to Lindenwood University, Duchesne and St. Charles High Schools.

Lease Rate: \$11.95 Per Sq. Ft., NNN

(JON WILSONHOLME)

3,600± Sq. Ft.

9607 SOUTH BROADWAY

Very well maintained Retail or Office Building. Could be demised for multi-tenant use. New interior paint and new carpet. Roof has a 20 year warranty, installed in 2004. Building has parking in rear of building and street parking.

Sale Price: \$109,900.00

(BRENNAN P. GAFFNEY)

5,400± Sq. Ft. to
1,800± Sq. Ft

7171 DELMAR BOULEVARD

Full 1st Floor
3,600± Sq. Ft.

RATE REDUCED

Three 1,800± Sq. Ft. Suites Available. High Profile, Street Exposure Office/Retail I/Medical Space Ideally located at the NE Corner of Delmar Blvd. and Midland Blvd. Great exposure to traffic on hard corner lot with signalized access The building is elevator served with a parking garage and is located between the Clayton Business District and "The Loop" entertainment district.

First Floor East Suite offers open reception area, large bull pen office, two (2) private offices, restroom and kitchen area. **Reduced Lease Rate: \$2,500/ Month, Modified Gross**

First Floor West Suite offers reception/waiting area, conference room, four (4) private offices and open work area. **Reduced Lease Rate: \$2,600/ Month, Modified Gross**

The Second Floor Space is presently finished for a Doctor's office with exam rooms.

Floor plan available. **Reduced Lease Rate: \$2,950/ Month, Modified Gross**

(FRANK L. YOCUM)

RETAIL

3,600± Sq. Ft.

96 HARVEST DRIVE

Located along Hwy 94/Page Extension. This six (6) Service Bay, Automotive Service and Repair Building offers tremendous visibility and exposure. The all masonry building features three (3) front service bays and three (3) rear service bays with drive-thru capability, large, front product display showroom along with 2 ADA restrooms, private office and large parts storage all on a paved lot for 33+ cars. **Great Contractor's Building Too!**

Sale Price: \$435,000.00

(PATRICK T. MCKAY)

3,400± Sq. Ft.

1635-1641 S. VANDEVENTER AVENUE

3,400± Sq. Ft. Free Standing Retail Building with abundant parking, excellent visibility and excellent access. Located in a high traffic location.

1,000± Sq. Ft. Detached Warehouse and a 1/2± Acre Storage Lot Can Be Included.

Lease Rate: \$13.00 Per Sq. Ft.

(PETER NEWTON)

3,300± Sq. Ft.

9525 ST. CHARLES ROCK ROAD

Five (5) Bay Automotive Repair Building at a signalized intersection with curb cuts on St. Charles Rock Rd. and Edmundson. 25,000± Sq. Ft. lot.

Lease Rate: \$3,750.00 Per Month, NNN

(JEFFREY J. ALTVATER)

3,260± Sq. Ft.

630 N COMMERCIAL STREET

For Sale: 90± Acres Retail Redevelopment Opportunity. The Main Building is 2,700± Sq. Ft. and the Storage Building is 560± Sq. Ft. Located at signalized intersection on North Commercial Street and Small Street with 15,800± VPD.

Sale Price: \$500,000.00

(CHRISTOPHER TAFF)

3,000± Sq. Ft. to
8,000± Sq. Ft.

6773-6775 MALL DRIVE

Former Cedar Hill Drug Store and Dance Studio. Easily accessible off Hwy 30, immediately next door to local Radeackar's Market with ample parking. 5,000± Sq. Ft. open Retail Area. 3,000± Sq. Ft. Office Space (former Medical Office).

Sale Price: \$199,000.00

(A. WILLIAM ASCHINGER)

2,876± Sq. Ft.

8015-8017 PAGE AVENUE

A well-established 2,876± Sq. Ft. Liquor/Convenience Store situated on a .28-acre lot. F, F, E includes shelves and coolers. 10,000 VPD

Sale Price: \$165,000.00

(BRENNAN P. GAFFNEY)

2,797± Sq. Ft.

16972 MANCHESTER ROAD

Join other professional tenants in Cherry Hills Square. Attractive center located in the Wildwood Town Center. 2,979± Sq. Ft. Available space is already set-up for medical use with individual exam rooms, wet sinks, lab space and reception/waiting areas.

Lease Rate: \$14.00 Per Sq. Ft., NNN

(BRENNAN P. GAFFNEY)

2,448± Sq. Ft.

10315 LINCOLN TRAIL

This Free Standing, 2,250± Sq. Ft. Office or Retail Building is Ideally Situated on the Heavily Traveled Lincoln Trail Fairview Heights. The Property has 6 Very Large Offices or Display Areas, Several Storage Rooms and 2 Separate H.V.A.C. Systems. Has Front Paved Parking lot for 12 Vehicles. Partial Basement for Storage. Needs a Little T.L.C., but a Really Nice Property for Office or Retail Uses. Ban Owned and Priced to Sell!

Sale Price: \$75,000.00

(PATRICK T. MCKAY)

NEW LISITNG

RETAIL

2,434± Sq. Ft. to
640± Sq. Ft.
1.21 Acre

5645 CARLTON DR. & 3124 PLEASANT VIEW DR.

4 Buildings that are in excellent condition, very clean and well maintained with excellent visibility at a lighted intersection on Highway 30 (Gravois). The site would be well suited for any user, investor or developer.

Sale Price: \$579,000.00

(BRENNAN P. GAFFNEY/BRENDAN O'BRIEN)

2,400± Sq. Ft.

21 SOUTH FLORISSANT

2,400± Sq. Ft. of Retail/Office space for lease. Mostly open floor plan with 2 offices built out in rear of space. Located along busy S. Florissant Rd. directly across from large, free, city owned parking lot.

Lease Rate: \$10/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

2,300± Sq. Ft.

9800 MANCHESTER

Offers a fantastic opportunity in beautiful Rock Hill. Positioned at a signalized intersection and offers 2,300± Sq. Ft. The vacant space formerly housed Penn Station Subs.

Lease Rate: \$16.00 Per Sq. Ft., NNN

(JON WILSONHOLME)

2,262± Sq. Ft.

5401-03 FINKMAN

2,262± Sq. Ft. Restaurant currently "Onesto Pizza & Trattoria" with a proven history and reputation of quality. The neighboring house could be purchased as well.

Sale Price: \$230,000.00

(BRENDAN O'BRIEN)

NEW LISTING

2,200± Sq. Ft. to
7,724± Sq. Ft.

7930 BIG BEND BLVD

Former Scholar Shop Space. Rare Opportunity In Webster Groves. Great Exposure. Two Blocks From I-44. Nice Open Finish.

Lease Rate: \$15.00 Per Sq. Ft., NNN

(JON WILSONHOLME)

2,191± Sq. Ft.

11726-A- ST. CHARLES ROCK ROAD- Endcap (ROCK ROAD PLAZA) BRIDGETON, MO

END CAP

Reduced Rate

High Exposure Retail/Office Endcap Space overlooking high traffic Rock Road, just three doors east of the Bridgeton Wal-Mart. This suite is the only one which offers Building Signage directly facing the street. The center is ideally located just to the West of the Interstate 70 intersection and East of the Interstate 270 intersection. The location is surrounded by numerous national retailers, restaurants, banks and other service providers.

Lease Rate: \$13.50 Per Sq. Ft., NNN

Reduced Rate: \$12.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

2,053± Sq. Ft. to
970± Sq. Ft.

3442-3446 MCKELVEY

Office/medical space available fronting McKelvey Road directly across from SSM DePaul Hospital at signalized intersection. Parking available directly in front of suites. Building signage also possible.

Lease Rate: \$15.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

NEW LISITNG

2,050± Sq. Ft.

16236 WESTWOODS BUSINESS PARK

Unique opportunity with small office building on 0.64± acre site in west St. Louis County. Amenities include high interior finish with a large conference room, furniture which may be included, waiting area for clients, wet bar, upscale lighting, large open office with two (2) private offices and restrooms. There is also a large outdoor deck for entertaining. Building may be expanded, and architectural plan exists for 4,700± Sq. Ft. addition to existing structure.

Sale Price: ~~\$338,000.00~~

Reduced Sale Price: \$318,000.00

(FRANK L. YOCUM)

PRICE REDUCED

RETAIL

2,000± Sq. Ft.

2558-2566 GLADIATOR DRIVE

One (1) bay available with great visibility to Hwy 141 and a signalized intersection for easy access. Just .07 miles to St. Clair SSM Hospital. Join Remax Gold and Domino's Pizza in this neighborhood, retail center.

Lease Rate: \$12.95 Per Sq. Ft., NNN

(A. WILLIAM ASCHINGER)

2,000± Sq. Ft.

6910 MANCHESTER ROAD

2,000± Sq. Ft. Retail, raw space, owner will build out. Heavy parking with large lot and can be combined with warehouse space.

Lease Rate: \$12.00 Per Sq. Ft., NNN

(PETER NEWTON)

1,800± Sq. Ft. to
5,400± Sq. Ft.

7171 DELMAR BOULEVARD

Three 1,800± Sq. Ft. Suites Available. High Profile, Street Exposure Office/Retail I/Medical Space Ideally located at the NE Corner of Delmar Blvd. and Midland Blvd. Great exposure to traffic on hard corner lot with signalized access The building is elevator served with a parking garage and is located between the Clayton Business District and "The Loop" entertainment district.

Full 1st Floor
3,600± Sq. Ft.

RATE REDUCED

First Floor East Suite offers open reception area, large bull pen office, two (2) private offices, restroom and kitchen area. **Reduced Lease Rate: \$2,500/ Month, Modified Gross**

First Floor West Suite offers reception/waiting area, conference room, four (4) private offices and open work area. **Reduced Lease Rate: \$2,600/ Month, Modified Gross**

The Second Floor Space is presently finished for a Doctor's office with exam rooms.

Floor plan available. **Reduced Lease Rate: \$2,950/ Month, Modified Gross**

(FRANK L. YOCUM)

1,800± Sq. Ft.

1590 CLARKSON ROAD

NEW LISITNG

Small retail store front space of 1,800± Sq. Ft. available for lease. Located in high traffic, upscale area on Clayton Rd. with tenants such as Chico's, Talbots & Venetian Nail Salon. Monument signage available.

Lease Rate: \$17.50 Per Sq. Ft., NNN

(JEFFREY J. ALTVATER/REBECCA SUEN)

1,800± Sq. Ft.

10828-30 ST. CHARLES ROCK ROAD

MAKE OFFER

A 1,800± Sq. Ft. Commercial building presently demised for two (2) tenants. Concrete block construction. Five (5) car parking spaces in front. Ideal for office or light retail. Great Visibility.

Sale Price: \$119,000.00 (\$66.00 Per Sq. Ft.)

(JOHN H. SHEPLEY)

1,781± Sq. Ft.

6901 NATURAL BRIDGE ROAD

Situated on .47± Acre Lot. 16,000± Vehicles per day. Ample parking. Heavy foot traffic

Sale Price: \$159,000.00

(BRENNAN P. GAFFNEY)

1,700± Sq. Ft.

2924 HIGH RIDGE BOULEVARD- HIGH RIDGE, MO 63049

Single tenant building renovated in 2016. Eight car off street parking.

Lease Rate: \$1,275.00 Per Month, Modified Gross

(PETER NEWTON)

1,600± Sq. Ft.

3255 S. 7th Street

NEW LISITNG

For lease 1,600± Sq. Ft. of Bar Restaurant space (Formally Riverbend) with private, off-street parking. New ownership has renovated space and is ready for new user.

Lease Rate: \$15.00/Sq. Ft., NNN

(BRENDAN O'BRIEN)

RETAIL

1,540± Sq. Ft.

NEW LISITNG

8766 BROADWAY
All masonry construction, single tenant mixed use building. Very clean, well maintained facility. Would make a great space for a contractor or business. Security system already in place.
Sale Price: \$89,900.00

(BRENNAN P. GAFFNEY/PATRICK T. MCKAY)

1,500± Sq. Ft.

NEW LISITNG

49 CLARKSON RD.
1,500± Sq. Ft. Office/Retail Building Next to Clarkson and Manchester. Wide Open, Fresh Space Ready for Your Paint and Flooring. Next to West County Cycles
Lease Rate: \$20.00 Per Sq. Ft., Modified Gross

(A. WILLIAM ASCHINGER)

1,340± Sq. Ft. to
5,367± Sq. Ft.

4121 UNION ROAD- Retail
5,367± Sq. Ft. to 1,340± Sq. Ft. Mixed Use Retail/Office Building Across from South County Mall. Multiple Suites Available. Elevator Serviced, Covered Executive Parking, and Easy Access to I-55 and I-270. Across from South County Mall. ♦1,358± Sq. Ft.- **Medical Space** ♦1,340± Sq. Ft.- **Open Retail Bay** ♦4,027± Sq. Ft.- **Wide Open Retail Space**
Easy Access to I-55 and I-270. **Greatest Retail Rates in South County!**
Lease Rate: \$12.50 Per Sq. Ft., Modified Gross

(A. WILLIAM ASCHINGER)

1,300± Sq. Ft.

663 JEFFCO BOULEVARD
Join other successful tenants: Sherwin Williams, Subway, Dylan's sports Bar and H & R Block.
Just North of Fox High School.
Lease Rate: \$1,300 Per Month, NNN

(A. WILLIAM ASCHINGER)

1,100± Sq. Ft.

NEW LISITNG

14540 MANCHESTER RD.
A free-standing 1,100± Sq. Ft. commercial building situated on a 50' X 150' (approximately) lot. Presently an Insurance office with 4 private offices, kitchen, full bathroom, reception, partial basement. Very good condition!
Sale Price: \$225,000.00

(JOHN H. SHEPLEY)

1,100± Sq. Ft. to
5,600± Sq. Ft.

**DOCTOR'S SUITE
AVAILABLE**

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO
Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count and is surrounded by retailers, such as Wal-Mart which is 3 doors to the west, banks and restaurants.
Lease Rate: \$9.50 Per Sq. Ft., NNN

(FRANK L. YOCUM)

1,000± Sq. Ft.

9962 LIN FERRY – ST. LOUIS COUNTY, MO 63123
First floor Retail/Office space in multi-tenant building near Lindbergh & Tesson Ferry. Signage available. Fresh Thyme Market on adjacent land.
Lease Rate: \$14.00 Per Sq. Ft., Modified Gross

(SCOTT E. MARTIN)

1,000± Sq. Ft. to
74,000± Sq. Ft. to
22,000± Sq. Ft.

MAKE OFFER

8905-51 RIVERVIEW DRIVE
A neighborhood center located at the North County and city boundary. The lot size is over 8 acres improved with approximately 74,000± Sq. Ft. center for sale. Capital improvements are ongoing. Huge parking lot. Ideal for Redevelopment. PRICED TO LEASE OR SELL!
Lease Rate: \$6.00 Per Sq. Ft., Modified Gross
\$8.00 Per Sq. Ft., Modified Gross
Sale Price: \$1,495,000.00 (\$20.20 Per Sq. Ft.)

(JOHN H. SHEPLEY)

RETAIL

970± Sq. Ft. to
2,053± Sq. Ft.

NEW LISITNG

3442-3446 MCKELVEY

Office/medical space available fronting McKelvey Road directly across from SSM DePaul Hospital at signalized intersection. Parking available directly in front of suites. Building signage also possible.

Lease Rate: \$15.50/Sq. Ft., M.G.

(BRENDAN O'BRIEN)

800± Sq. Ft. to
4,150± Sq. Ft.

2001 HANLEY PLAZA – (2001 SOUTH HANLEY ROAD)

New Finish to Occupant's Specifications. At Signalized Intersection. Free Parking at Door. Great signage and exterior upgrades.

1/2 Mile to Hwy 40 (I-64) at I-170, Minutes to Clayton and to I-44.

Lease Rate: \$13.95 Per Sq. Ft., Modified Gross

(CHRISTOPHER TAFF)

640± Sq. Ft. to
2,434± Sq. Ft.
1.21 Acre

5645 CARLTON DR. & 3124 PLEASANT VIEW DR.

4 buildings that are in excellent condition, very clean and well maintained with excellent visibility at a lighted intersection on Highway 30 (Gravois). The site would be well suited for any user, investor or developer.

Sale Price: \$579,000.00

(BRENNAN P. GAFFNEY/BRENDAN O'BRIEN)

LAND

180± Acres

MODEL REALTY ROAD – WILDWOOD, MO 63069

Southwest corner of Wildwood, Located between Hwy OO & Fox creek. 2± miles south of Hwy 100 using Fox creek and 2.5± miles to Six Flags.

Ideal residential development opportunity. Additional acreage available.

Sale Price: \$4,667,180.00

(PETER NEWTON)

92± Acres to
.94± Acre

SALT RIVER EXPRESSWAY & MID-RIVERS MALL DRIVE

1± to 15± Acres. Sites available on new expressway, opened to traffic in December, 2011.

Four (4) lanes plus center, turn lane. Approved curb cuts, signalized intersection site available. Development friendly community. Retail, Office and Industrial sites available

Sale and Lease Prices: \$2.75 Per Sq. Ft. to \$15.00 Per Sq. Ft.

For price schedule Call 314-781-0001 or

E-mail bhilliker@hillikercorp.com / smartin@hillikercorp.com

(BEN H. HILLIKER/SCOTT E. MARTIN)

80± Acres to
20± Acres

40-149 WHITE ROCK LANE – ELSBERRY, MO 63343

80± Acres divisible to 20± Acres, approximately An 80± acre site with potential for residential, recreational, commercial or industrial uses. It has well water, propane gas and electric plus Two (2) recreational ponds and a closed quarry that can provide high grade limestone rock. Newer buildings built in 2008: 6,500± sf office/residence, 10,350± sf maintenance building,

and 10,000± sf of storage sheds. It has ingress and egress from the east and west.

Owner will be creative!!

Sale Price: ~~\$2,000,000.00~~

Reduced Sale Price: \$995,000.00

Lease: TBD

**PRICE REDUCED
MAKE OFFER**

(JOHN H. SHEPLEY)

50± Acres

HIGH HILL, MO 63350

50± Acres of mostly level land with currently Leased billboard on site.

Property has great visibility from Interstate 70.

Sale Price: \$2,000,000.00 (\$92 Per Sq. Ft.)

(BRENDAN O'BRIEN)

40± Acres to
.94± Acre

SALT RIVER EXPRESSWAY & MID-RIVERS MALL DRIVE

1± to 15± Acres. Sites available on new expressway, opened to traffic in December, 2011.

Four (4) lanes plus center, turn lane. Approved curb cuts, signalized intersection site available. Development friendly community. Retail, Office and Industrial sites available

Sale and Lease Prices: \$2.75 Per Sq. Ft. to \$15.00 Per Sq. Ft.

For price schedule Call 314-781-0001 or

E-mail bhilliker@hillikercorp.com / smartin@hillikercorp.com

(BEN H. HILLIKER/SCOTT E. MARTIN)

30± Acres

HOUSE SPRINGS, MO 63051 – 30 ACRES

Wooded lot fronting Highway 30 with 945± 'frontage on Highway 30. Access by 30' wide easement from Windcrest Dr. Full crossover intersection at Windcrest Dr. 15 miles from I-270.

Sale Price: \$175,000.00

(BRENDAN O'BRIEN)

LAND

25± Acres

INDUSTRIAL DRIVE – FESTUS, MO 63028

PRICE REDUCED

25± Acres of land located on Industrial Drive in Festus, MO. Zoned M-1, This undeveloped land has all utilities to site and sits across from the “Cutex Brands” Manufacturing plant. Site offers access from either Industrial Drive or VFW Drive. Excellent access to Interstate-55 & Highway 61/67 approximately ½ mile away. Abuts Festus airport and down the street from Jefferson Memorial Hospital and Health Centers.

Sale Price: \$499,000.00 (.46 Per Sq. Ft.)

Reduced Sale Price: \$399,000.00 (.37 Per Sq. Ft.)

(PATRICK T. MCKAY)

25± Acres

5185 NORTH HIGHWAY 67

500± Ft. Frontage by 2,180± Sq. Ft. Level building site with all utilities present. Single family zoning. Ideal for single family homes.

Sale Price: \$795,000.00

(PETER NEWTON)

24± Acres to
5± Acres

9260 RIVERVIEW

24± Acres – South of I-270 along Riverview Zoned “K” Unrestricted, Will Divide to 5 Acre Tracts.

Excellent Contractor or Truck- Trailer Site.

Sale Price: \$1,306,800.00 (\$1.25 Per Sq. Ft.)

(PATRICK T. MCKAY)

15.5± Acres

5800 NORTH LINDBERGH BOULEVARD (Hwy 67)

An approximately 15.5± Acre Wooded lot (1,077± X 699±') rectangular and un-improved. All utilities are nearby. Situated at a signalized intersection across from Jamestown Mall. Ideal for Senior Housing, Fuel Station or Retail.

Sale Price: \$595,000.00 (\$0.88 per Sq. Ft.)

(JOHN H. SHEPLEY)

15± Acres to
.94± Acre

SALT RIVER EXPRESSWAY & MID-RIVERS MALL DRIVE

1± to 15± Acres. Sites available on new expressway, opened to traffic in December, 2011. Four (4) lanes plus center, turn lane. Approved curb cuts, signalized intersection site available. Development friendly community. Retail, Office and Industrial sites available

Sale and Lease Prices: \$2.75 Per Sq. Ft. to \$15.00 Per Sq. Ft.

For price schedule Call 314-781-0001 or

E-mail bhilliker@hillikercorp.com / smartin@hillikercorp.com

(BEN H. HILLIKER/SCOTT E. MARTIN)

12.22± Acres

WEIER ROAD & LYNNWOOD DRIVE – PEVELY, MO 63070

Visibility form I-55 and near Exit 180 Pevely, MO. Zoned Manufactured Housing and B-2 Commercial. Potential for light industrial zoning. All utilities available North West Corner of Weier Rd & Lynnwood Dr.

Sale Price: \$733,200.00 (\$60,000.00 Per Acre)

(SCOTT. E. MARTIN/A. WILLIAM ASCHINGER)

10.11± Acres

800 SOUTH HIGHWAY DRIVE

PRICE REDUCED

A prominent and highly visible 10.11± acre plot of land improved with approximately 120,668± Sq. Ft. of hotel/motel, bar/restaurant, volleyball and banquet and event space. A great property for a redeveloper seeking a signature site. HP-1 Zoning

Sale Price: \$4,250,000.00 (\$9.65/Sq. Ft. Land Value)

Reduced Sale Price: \$3,475,000.00 (\$7.89 /Sq. Ft. Land Value)

(JOHN H. SHEPLEY)

LAND

10± Acres

105 A HOVEN ROAD PACIFIC, MO

A 10± Acre Parcel of Land With All Utilities Adjacent to the Site. Great Visibility From Highway 44 with 55,000± Vehicles per day, And Less Than 1± Mile From Downtown Pacific, 11± miles to Wildwood Town Center and 6 minutes to Manchester Rd. Zoned Multi-Family.

Sale Price: \$395,000.00

(PETER NEWTON)

9.13± Acres

9572 STATE ROUTE DD – ST. GENEVEVE, MO 63627

This 9.13± Acre parcel of land is improved with a 3,600± Sq. Ft. Office/Warehouse.

3,600± Sq. Ft.

The office portion has a kitchen, full bath, and a white boxed mezzanine.

Sale Price: \$220,000.00

(PETER NEWTON)

9± Acres

10035-37 HIGHWAY O - ST.GENEVIEVE COUNTY, MO

33,875± Sq. Ft. Office/Warehouse on 9± Acres. Building 1: 16,836± Sq. Ft. (1,800± Sq. Ft. Office) LEASED Building 2: 15,600± Sq. Ft. LEASED - Building 3: 1,440± Sq. Ft. Great Highway Exposure. Former Trucking Facility. NOI of \$85,500.00

PRICE REDUCED

Lease Rate: \$3.25 Per Sq. Ft., Modified Gross

(1,000± Sq. Ft. & 2,000± Sq. Ft. Spaces Available

Sale Price: ~~\$1,100,000.00~~

Reduced Sale Price: \$950,000.00

(PETER NEWTON)

8.54± Acres

6200 STATE HIGHWAY 30

8.54± Acres OF Commercial Land. Excellent visibility with 500± ft. of Highway 30/Gravois Rd. just east of Cedar Springs Rd. and west of Local Hillsboro Rd. Parcel # 06-6.0-24.0-1-003-003 Zoning: R40

Sale Price: \$795,000.00

(A. WILLIAM ASCHINGER)

8.28± Acres

5730 Gravois Rd.

360,677± Sq. Ft.

8.28± Acres of Commercial Land consisting of two (2) parcels. Property has been rezoned to allow for a "Recycling Facility" with numerous improvements already made. Has great visibility from Hwy. 30 and is located north of Cedar Hill and south of House Springs.

NEW LISTING

Sale Price: \$399,000.00 (\$1.11/ Sq. Ft.)

(BRENDAN O'BRIEN/BRENNAN P. GAFFNEY)

8± Acres

10040 HIGHWAY O - ST. GENEVIEVE COUNTY, MO

8± Buildable Acres, Level Topography. At Highway 55. Highway 55 Exposure.

PRICE REDUCED

Sale Price: ~~\$1,030,000.00 (\$2.95 Per Sq. Ft.)~~

Reduced Sale Price: \$650,000.00 (\$1.95 Per Sq. Ft.)

(PETER NEWTON)

8± Acres

8905-51 RIVERVIEW DRIVE

MAKE OFFER

A neighborhood center located at the North County and city boundary. The lot size is over 8 acres improved with approximately 74,000± Sq. Ft. center for sale. Capital improvements are ongoing. Huge parking lot. Ideal for Redevelopment. PRICED TO LEASE OR SELL!

Lease Rate: \$6.00 Per Sq. Ft., Modified Gross

\$8.00 Per Sq. Ft., Modified Gross

Sale Price: \$1,495,000.00 (\$20.20 Per Sq. Ft.)

(JOHN H. SHEPLEY)

7.12± Sq. Ft.

17970 EDISON AVENUE

A level, rectangular un-improved plot of land. 714' X 426' X 704' X 420' comprising 7.12± Acres.

Zoning "PI" planned industrial. Contiguous to Spirit of St Louis Airport.

Sale Price: \$2,155,000.00 (\$6.95 Per Sq. Ft.)

(HAL C. BALL/JOHN H. SHEPLEY)

LAND

6.81± Acres
With 10,000± Sq. Ft.

2000-2008 RICHARDSON ROAD

Five minutes from I-270 Interstate Loop, Excellent I-55 Development Site, North, South & East Access to Site Possible. Included in Sale a 10,000± Sq. Ft. Retail Center with an NOI \$75,600.00.

Sale Price: \$2,750,000.00 (\$9.27 Per Sq. Ft.)

(PETER NEWTON)

6.73± Acres to
2.69± Acres

632 & 633 WORKMAN ROAD – EUREKA, MO

Level land adjacent to Eureka Industrial Park. Adjacent to Six Flags near I-44.

Sale Price: \$3.25 Per Sq. Ft.

(SCOTT E. MARTIN)

5± Acres with
15,232± Sq. Ft.

**PRICE REDUCED
UNDER CONTRACT**

1325 NORTH HIGHWAY 67

A 5± Acre level, excellent redevelopment site with 380 foot of frontage on Highway 67. Just West of North New Florissant, Currently operated as a church.

Sale Price: ~~\$1,300,000.00 (\$5.96 Per Sq., Ft.)~~

Reduced Sale Price: \$900,000.00 (\$4.13 Per Sq., Ft.)

(JEFFREY J. ALTVATER)

5± Acres to
24± Acres

9260 RIVERVIEW

24± Acres – South of I-270 along Riverview Zoned “K” Unrestricted, Will Divide to 5 Acre Tracts.

Excellent Contractor or Truck- Trailer Site.

Sale Price: \$1,306,800.00 (\$1.25 Per Sq. Ft.)

(PATRICK T. MCKAY)

5± Acres to
.94± Acre

SALT RIVER EXPRESSWAY & MID-RIVERS MALL DRIVE

1± to 92± Acre sites available on new expressway, opened to traffic in December 2011.

Four (4) lanes plus center, turn lane. Approved curb cuts, signalized intersection sites available. Development friendly community. Retail, Office and Industrial sites available

Sale and Lease Prices: \$2.75 Per Sq. Ft. to \$15.00 Per Sq. Ft.

For price schedule Call 314-781-0001 or

E-mail bhilliker@hillikercorp.com / smartin@hillikercorp.com

(BEN H. HILLIKER/SCOTT E. MARTIN)

4.28± Acres
30,668± Sq. Ft.

11115-11285 NEW HALLS FERRY

4.28± Acres with a 30,668± Sq. Ft. Medical Office Building. 88% Occupancy with 2,760± Sq. Ft. Office Available. Zoned C-6. Convenient access to I-270. Great redevelopment opportunity.

Sale Price: \$1,195,000.00

Reduced Sale Price: \$975,000.00

(JON WILSONHOLME)

4.26± Acres to
1.38± Acres

MID RIVERS TRADE PARK LOTS 1,2

Quick Access to I-70 Mid Rivers mall dr. Exit Entry.

Excellent Contractor Yard or Tractor/Trailer Yard.

Lease Rate: (Lots 1 & 2) \$0.50 Per Sq. Ft.

Sale Price: (Rear 1.38 Acres of Lot 2) \$4.50 Per Sq. Ft.

(SCOTT E. MARTIN)

4.16± Acres

95 RANCHMOOR TRAIL & 16 MAR EL COURT – ELLISVILLE, MO 63011

4.16± Acres of Residential land. Adjacent 1.29± Acres at 15627 Manchester Road zoned commercial is also for sale. Located 0.7 mile east of Clarkson Road on the north side of Manchester Road.

Sale Price: ~~\$995,000.00~~

Reduced Sale Price: \$725,000.00

(SCOTT E. MARTIN)

LAND

4± Acres to
1± Acres

3810 PAULE AVENUE

Outside storage fenced and rocked 1± to 4± Acres, Zoned M-1. Located in South County.
1,000± Sq. Ft. - 3,000± Sq. Ft. of Office space available.

Lease Rate: \$1,000.00 per Acre

Lease Rate: \$10.00 per Sq. Ft., Full Service (Office Space)

(H. MEADE SUMMERS OWNER-BROKER)

3.97± Acres to
1.98± Acres

ECOLOGY DRIVE/ MID-RIVERS TRADE PARK LOTS 7 & 8 – ST. PETERS, MO 63376

Industrial Lots fronting Ecology Drive.in St. Peters, MO.

Zoned heavy industrial suitable for outside storage. Level site with all utilities.

Easy access to the I-70 Mid Rivers Mall Drive Interchange.

Sale Price: \$517,500.00 - \$1,037,599.00 (\$6.00 Per Sq. Ft.)

(SCOTT E. MARTIN)

3.75± Acres

2002-2008 RICHARDSON ROAD

Five minutes from I-270 Interstate loop, Excellent I-55 Access, Located on Richardson Road, Adjacent to Vogel Road. Zoned R-6 and M-2 city of Arnold (r-6, 1 Unit per 2,000 Sq. Ft. by CUP).

Sale Price: \$1,295,000.00 (\$8.00 Per Sq. Ft.)

(PETER NEWTON)

3.41± Acres

4536, 4540 & 4548 BUTLER HILL ROAD

Development lot on Butler Hill Road in South St. Louis County. R-2 Zoning permits 15,000 Sq. Ft. Residential lots, a church, or nursery/daycare. Solid income and home value area. Located between Tesson Ferry and I-55.

Sale Price: ~~\$399,000.00 (\$2.69 Per Sq. Ft.)~~

Reduced Sale Price: \$349,000.00

(SCOTT E. MARTIN)

PRICE REDUCED

3± Acres

MIDRIVERS MALL DRIVE AND SALT RIVER EXPRESSWAY

On signalized intersection. Approved curb cuts. Development friendly community.

Sale Price: \$15.00 Per Sq. Ft. (If Undivided)

Available for Lease:

(SCOTT E. MARTIN/BEN M. HILLIKER)

Will Divide

2.69± Acres to
6.73± Acres

632 & 633 WORKMAN ROAD – EUREKA, MO

Level land adjacent to Eureka Industrial Park. Adjacent to Six Flags near I-44.

Sale Price: \$3.25 Per Sq. Ft.

(SCOTT E. MARTIN)

2.43± Acres

12202 A MISSOURI BOTTOM ROAD

Level, utilities, visibility nearly 2 ½ acres. I-1 zoning per Hazelwood.

Proposed 29,000± Sq. Ft. building fits nicely on the site and provides ideal traffic circulation around facility with two points of ingress/egress.

Sale Price: \$425,000.00 (\$4.00 Per Sq. Ft.)

(HAL C. BALL)

2.3± Acre

2132 RUCKERT AVENUE

2.3± Acre Lot zoned C-8 planned commercial. All utilities to site.

Easy access to N. Lindbergh and Page Avenue Priced to Sell.

Sale Price: \$119,000.00 (\$1.19 Per Sq. Ft.)

(JEFFREY J. ALTVATER)

LAND

2± Acres to
0.50±

LISA LANE LOTS 1, 2, 3 & 4 (INDIAN WAR PATH) PACIFIC, MO 63069
Zoned C-1 for commercial or multi-family development. Pacific, MO
Sale Price: \$66,000.00 per Lot

(SCOTT E. MARTIN)

1.98± Acres to
3.97± Acres

ECOLOGY DRIVE/ MID-RIVERS TRADE PARK LOTS 7 & 8 – ST. PETERS, MO 63376
Industrial Lots fronting Ecology Drive.in St. Peters, MO.
Zoned heavy industrial suitable for outside storage. Level site with all utilities.
Easy access to the I-70 Mid Rivers Mall Drive Interchange.
Sale Price: \$517,500.00 - \$1,037,599.00 (\$6.00 Per Sq. Ft.)

(SCOTT E. MARTIN)

1.6± Acres

18111 EDISON AVENUE
An Un-improved zoned M-3 Industrial lot. Configured as approximately 200' X 344'
Level – ready to build site in Chesterfield Valley.
Sale Price: \$410,000.00 (\$5.96 Per Sq. Ft.)

(HAL C. BALL/JOHN H. SHEPLEY)

1.44± Acres

3418 BRIDGETON SQUARE OFFICE PARK
1.44± Acre lot with excellent highway access, in a developed office park.
Sale Price: \$182,056.30 (\$2.95 Per Sq. Ft.)

(H. MEADE SUMMERS)

1.38± Acres
4,029± Sq. Ft.

1912 BOWLES AVENUE
1.38± acres with 4,029± Sq. Ft. Building. Retail Redevelopment opportunity.
Excellent Traffic Counts and Visibility.
Sale Price: ~~\$1,502,820.00 (\$25.00 Per Sq. Ft.)~~
Reduced Sale Price: \$1,150,000.00 (\$21.63 Per Sq. Ft.)

(CHRISTOPHER TAFF)

PRICE REDUCED

1.38± Acres to
4.26± Acres

MID RIVERS TRADE PARK LOTS 1,2
Quick Access to I-70 Mid Rivers Mall Drive Exit Entry.
Excellent Contractor Yard or Tractor/Trailer Yard.
Lease Rate: (Lots 1 & 2) \$0.50 Per Sq. Ft.
Sale Price: (Rear 1.38 Acres of Lot 2) \$4.50 Per Sq. Ft.

(SCOTT E. MARTIN)

1.38± Acres

NW CORNER OF MANCHESTER AND STRECKER- ELLISVILLE, MO
1.38± Acre Commercial, Development site fronting Manchester Road with access from
Strecker road in Ellisville. Zoned C-4. 35,000± VPD on Manchester Road.
Sale Price: \$360,000.00

(SCOTT E. MARTIN)

NEW LISITNG

1.30± Acres

VETERANS MEMORIAL PARKAY AT PIC PARKWAY – WENTZVILLE, MO
Great Visibility from I-70, Access From I-64. Vacant Land Zoned C Commercial. Total
Acreage Available 1.30± Acres.
Sale Price: 295,000.00

(CHRISTOPHER TAFF)

1.29± Acres

HIGHWAY 30 & MALL DRIVE – CEDAR HILL, MO
Level Commercial lot fronting Highway 30 in Cedar Hill, MO. Access from Mall Drive visible
from the signalized intersection of Highway 30 / Highway BB. Located at the primary
commercial area of Cedar Hill. Excellent site for fast food restaurant or for free standing
retail building.
Sale Price: \$560,000.00 (\$10.00 Per Sq. Ft.)

(SCOTT E. MARTIN)

LAND

1.29± Acres

15627 MANCHESTER ROAD

1.29± Acres on Manchester Road in Ellisville. Suitable for redevelopment for retail or office use.

PRICE REDUCED

Level site at the corner of Manchester and Mar El Court. Located 0.7 miles east of Clarkson Road. Currently under-improved with a 3,900± Sq. Ft. office building and converted former house.

Sale Price: ~~\$860,000.00~~

Reduced Sale Price: \$750,000.00

(SCOTT E. MARTIN)

1.21 Acre

5645 CARLTON DR. & 3124 PLEASANT VIEW DR.

4 Buildings that are in excellent condition, very clean and well maintained with excellent visibility at a lighted intersection on Highway 30 (Gravois). The site would be well suited for any user, investor or developer.

2,434± Sq. Ft. to
640± Sq. Ft.

Sale Price: \$579,000.00

(BRENNAN P. GAFFNEY/BRENDAN O'BRIEN)

1.2± Acres

2220 BALL DRIVE

(WESTPORT AREA) Prime Retail, Office or Service Center Site Located on East Side of Ball Drive Adjacent to Mercy Health Center in Duke Properties Lakeside Crossing Development. All Utilities to Site. Zoned PDM allowing Retail, Office and Commercial Users.

PRICE REDUCED

Sale Price: ~~\$525,000.00 (\$10.00 Per Sq. Ft.)~~

Reduced Sale Price: \$440,000.00 (\$8.42 Per Sq. Ft.)

(HAL C. BALL)

1± Acre

639 JEFFCO BOULEVARD

1 Acre corner lot adjacent to Arnold Plaza and just north of Fox High School.

Next to other successful tenants: Sherwin Williams, Subway, Dylan's sports Bar and H & R Block.

PRICE REDUCED

For Sale: ~~\$395,000.00~~

Reduced Sale Price: \$295,000.00

(A. WILLIAM ASCHINGER)

1± Acre

11736 MO. BOTTOM RD.

A 1± Acre, fenced and screened storage lot. Some paving for vehicle parking. Direct access off common drive. All utilities to site.

Lease Rate: \$2,500.00 Per Month, Modified Gross

(PETER NEWTON)

1± Acre

139 OLD HIGHWAY 66 – BOURBON, MO 65441

20,000± Sq. Ft.

This one story, 20,000± Sq. Ft. Warehouse facility is located one block south of I-44 at the Bourbon #218 exit. Formerly used as a paper and plastic recycling operation, this property offers a purchaser easy Interstate access for any warehousing use. The building offers up to 23' ceilings, heavy 3-phase electric, two (2) truck high docks, a dock platform and a 14' X 14' drive-in door. The property totals approximately 1± acre with 190 feet of Hwy 66 (South I-44 Service Road) frontage. Surrounded by Retail- Ideal for Retail Redevelopment.

Sale Price: \$300,000.00 (\$15.00 per Sq. Ft. (Building Only)

(\$6.88 per Sq. Ft. Development Site)

Lease Rate: \$2.00 Per Sq. Ft.

(FRANK L. YOCUM)

1± Acres to
4± Acres

3810 PAULE AVENUE

Outside storage fenced and rocked 1± to 4± Acres, Zoned M-1. Located in South County. 1,000± Sq. Ft. - 3,000± Sq. Ft. of Office space available.

Lease Rate: \$1,000.00 per Acre

Lease Rate: \$10.00 per Sq. Ft. , Full Service (Office Space)

(H. MEADE SUMMERS OWNER-BROKER)

LAND

SALT RIVER EXPRESSWAY & MID-RIVERS MALL DRIVE

.94± Acre to
5± Acres

1± to 92± Acre sites available on new expressway, opened to traffic in December 2011. Four (4) lanes plus center, turn lane. Approved curb cuts, signalized intersection sites available. Development friendly community. Retail, Office and Industrial sites available
Sale and Lease Prices: \$2.75 Per Sq. Ft. to \$15.00 Per Sq. Ft.
For price schedule Call 314-781-0001 or
E-mail bhilliker@hillikercorp.com / smartin@hillikercorp.com

(BEN H. HILLIKER/SCOTT E. MARTIN)

.91± Acre

10 SALLY DRIVE

.91± Acre or 39,640± Sq. Ft. of land located off Dorsett Road between Lindbergh and Fee Fee. This mostly level building site is zoned m-1 and is ideally situated for an office/warehouse building or small office building. With utilities to site, this lot is "shovel ready" and allows for potential outside storage. This hard to find, smaller, buildable lot is priced to sell at \$175,000.00 or \$4.41/ Sq. Ft.
Sale Price: \$175,000.00 (\$4.41 Per Sq. Ft.)

(PATRICK T. MCKAY)

.90± Acre
3,260± Sq. Ft.

630 N. COMMERCIAL STREET

For Sale: 90± Acres Retail Redevelopment Opportunity. The Main Building is 2,700± Sq. Ft. and the Storage Building is 560± Sq. Ft. Located at signalized intersection on North Commercial Street and Small Street with 15,800± VPD.
Sale Price: \$500,000.000

(CHRISTOPHER TAFF)

.89± Acre

2300 FIRST CAPITOL DRIVE

Land Lease or Build to Suit to Lease. Highly visible location at the corner of Hwy 94 and Interstate 70. Zoning C-3 Highway Business District.
Lease Rate: \$5,000.00 Per Month, NNN

(A. WILLIAM ASCHINGER)

.63 ± Acre

1825 NORTH NEW FLORISSANT

0.63± Acre site located just North of Lindbergh and New Florissant Rd. intersection. Shares Curb Cut with adjacent strip center.
Sale Price: \$45,000.00

(JON WILSONHOLME)

0.46± Acre

LISA LANE LOT (INDIAN WAR PATH) PACIFIC, MO 63069

Zoned C-1 for commercial or multi-family development. Pacific, MO
Sale Price: \$66,000.00 per Lot

(SCOTT E. MARTIN)

14,000± Sq. Ft.

2200 ELM STREET ST. CHARLES, MO 63301

Retail Out- lot located in a Successful and Mature Retail Center Anchored by Mid-towne Market and Regions Bank. Retail Center Located in the Heart of Mid-Town St. Charles.
Lease Rate: \$3,000.00 Per Month, NNN

(JON WILSONHOLME)

12,000± Sq. Ft.

2413 NORTH BROADWAY

1/4± Acre of Unimproved fenced land. Zoned K unrestricted.
Sale Price: \$40,000.00 (\$3.30 Per Sq. Ft.)

(PETER NEWTON)

INVESTMENT

\$5,900,000.00

165,570± Sq. Ft.

1100 STAFFORD

165,570± Sq. Ft. Office/Manufacturing Building on 9.37± Acres. User/Investor opportunity. Tenant Leases 80,420± Sq. Ft. for \$300,770.88 Annual Base Rent. 100% Air-Conditioned Facility with Eight (8) Dock Doors, Two (2) Drive-In Doors (14' X 16'), Four (4) Electric 1,600 Amp systems, Two (2) 3 Phase 208-12Y, Two (2) 3 Phase 240 Delta, Buss Bays 208Y run every 30'. Parking for 300+, Office Space total 23,623± Sq. Ft. Building is divisible into Five (5) Leasable Areas.

REDUCED PRICE

Sale Price: \$5,900,000.00

Reduced Sale Price: \$5,200,000.00

(CHRISTOPHER TAFF/SCOTT E. MARTIN)

\$3,475,000.00

10.11± Acres

800 SOUTH HIGHWAY DRIVE

A prominent and highly visible 10.11± acre plot of land improved with approximately 120,668± Sq. Ft. of hotel/motel, bar/restaurant, volleyball and banquet and event space.

PRICE REDUCED

A great property for a redeveloper seeking a signature site. HP-1 Zoning

Sale Price: \$4,250,000.00 (\$9.65 /Sq. Ft. Land Value)

Reduced Sale Price: \$3,475,000.00 (\$7.89 /Sq. Ft. Land Value)

(JOHN H. SHEPLEY)

\$3,400,000.00

116,250± Sq. Ft.

1801-1815 LOCUST

116,250± Sq. Ft. Loft Building for sale. Built in 1919. Offers a Great Historic Tax Credit. Excellent Residential Redevelopment Opportunity. Off street parking on east side of building. Windows on all four sides.

Sale Price: \$3,400,000.00 (29.25 PER SQ. FT.)

(H. MEADE SUMMERS)

\$2,250,000.00

1.10± Acres

8600 MEXICO RD.

Excellent Tunnel Car Wash (Strong Financials) on 1.10± Acres with a 4, 441± Sq. Ft. Building. PECO Car Wash System included. High traffic area with great visibility; 37,569± VPD. **Financials Available Upon Request.**

UNDER CONTRACT

Sale Price: \$2,250,000.00

(CHRISTOPHER TAFF/REBECCA SUEN)

\$1,650,000.00

8,000± Sq. Ft.

14334 - 14336 MANCHESTER ROAD - MANCHESTER, MO

Landmark, Two Tenant Retail Building Located at the Corner of Manchester Rd. and Old Meramec, One block west of Highway 141, Wal-Mart and Costco. The building offers High Visibility with great street signage and exposure, with over 58,000± Vehicles per day on Manchester Rd. The prime east endcap consisting of 5,002± Sq. Ft. is available for user or tenant. The west endcap is occupied by Sincerely Yours Bridal. The HVAC and electric service has recently been replaced. The onsite parking lot ratio is 5/1000 Sq. Ft.

Sale Price: \$1,650,000.00

(FRANK L. YOCUM)

\$1,590,000.00

15623 MANCHESTER ROAD – ELLISVILLE, MO 63011

17,000 Sq. Ft. Multi-tenant professional office building fronting Manchester Road in Ellisville. Completely renovated in 2008. Tenants include Edward Jones, Arrow Dental Care, Pro Sports Integrative Therapy and Tax Service. Prominent spaces can be available for occupancy by user/investor.

REDUCED PRICE

Sale Price: 1,750,000.00

Reduced Sale Price: \$1,590,000.00

(SCOTT E. MARTIN)

\$1,495,000.00

74,000± Sq. Ft. to 22,000±
Sq. Ft. to 1,000± Sq. Ft.

8905-51 RIVERVIEW DRIVE

A neighborhood center located at the North County and city boundary. The lot size is over 8 acres improved with approximately 74,000± Sq. Ft. center for sale. Capital improvements are ongoing. Huge parking lot. Ideal for Redevelopment. PRICED TO LEASE OR SELL!

MAKE OFFER

Lease Rate: \$6.00 Per Sq. Ft., Modified Gross

\$8.00 Per Sq. Ft., Modified Gross

Sale Price: \$1,495,000.00 (\$20.20 Per Sq. Ft.)

(JOHN H. SHEPLEY)

INVESTMENT

\$1,275,000.00

80± Acres to
20± Acres

PRICE REDUCED

MAKE OFFER

40-149 WHITE ROCK LANE – ELSBERRY, MO 63343

80± Acres divisible to 20± Acres, approximately An 80± acre site with potential for residential, recreational, commercial or industrial uses. It has well water, propane gas and electric plus Two (2) recreational ponds and a closed quarry that can provide high grade limestone rock. Newer buildings built in 2008: 6,500± sf office/residence, 10,350± sf maintenance building, and 10,000± sf of storage sheds. It has ingress and egress from the east and west. Owner will be creative!!

Sale Price: ~~\$2,000,000.00~~

Reduced Sale Price: \$995,000.00

Lease: TBD

(JOHN H. SHEPLEY)

\$1,195,000.00

15,144± Sq. Ft.

8366-8380 OLIVE BOULEVARD

Located on Olive Blvd. ½ mile east of I-170. This Large 1.14± Acre lot has a 15,144± Sq. Ft. Office/Warehouse building with 3,971± Sq. Ft. Office space and Twenty-one (21) drive-in doors.

Currently 100% Leased to three tenants, rent roll and income statement available upon request.

Sale Price: \$1,195,000.00

(BRENDAN O'BRIEN)

\$1,182,060.00

23,540± Sq. Ft.

10201 PAGE AVENUE

Investment Property 23,540± Sq. Ft. Commercial Building on 1± Acre Lot. Long-Term lease for Piazza Jewelry & Pawn with rent increase starting January 2017. Recently updated HVAC and new roof with warranty. Potential upside with vacant space. Few Landlord responsibilities. Financials available upon request.

Sale Price: \$1,182,060.00

(JON WILSONHOLME)

\$1,040,000.00

46,299± Sq. Ft.
Over 9% Return

1200 STAFFORD

46,299± Sq. Ft Warehouse Investor Opportunity. Tenant Leases 35,000± Sq. Ft. for \$105,000.00 Annual Base Rent plus prorated share of taxes, insurance and common area maintenance. 46,299± Sq. Ft building, clear heights 10' to 20', five (5) dock doors, drive-in doors, sprinklered, metal building, 3,600± Sq. Ft new clear span warehouse (60x60), three (3) drive-in doors, 14' clear heights, roughed in plumbing.

Sale Price: \$1,040,000.00

(CHRISTOPHER TAFF/SCOTT E. MARTIN)

\$895,000.00

38,640± Sq. Ft.

1706 OLIVE STREET

Redevelopment Opportunity for Residential or Creative Office use. Window Line on Four sides of the Seven story brick and stone Historic structure. Typical floor plate of 5,520± Sq. Ft. Located across the street from two square blocks of urban residential units. Near residential lofts, churches, library, YMCA, hotel, retail and offices.

Sale Price: \$895,000.00

(SCOTT E. MARTIN)

\$745,000.00

30,000± Sq. Ft.

223 ST. ANDREWS AVENUE – EDWARDSVILLE, IL 62025

Mutli-tenant 30,000± Sq. Ft. Industrial Building. 100 % Leased, \$45,000 NOI with room to increase.

3-Phase electric, 16' Clear ceilings in warehouse. Multiple drive-in doors

Recent Updates Including roof, Security System and Doors.

Sale Price: \$745,000.00 (\$24.83 Per Sq. Ft.)

(BRENNAN P. GAFFNEY/H. MEADE SUMMERS)

\$579,000.00

1.21± Acres
2,434± Sq. Ft. to
640± Sq. Ft.

5645 CARLTON DR. & 3124 PLEASANT VIEW DR.

4 Buildings that are in excellent condition, very clean and well maintained with excellent visibility at a lighted intersection on Highway 30 (Gravois). The site would be well suited for any user, investor or developer.

Sale Price: \$579,000.00

(BRENNAN P. GAFFNEY/BRENDAN O'BRIEN)

INVESTMENT

\$550,000.00

5.6± Acres

NEW LISITNG

5275 HWY 47

5.6± Acres with 23 Storage Units in 6 Buildings. 7,698± Sq. Ft. of Buildings Demised into 23 Spaces. Fenced and Gated, Public Water, Electric and Four Expansion Pads.

Sale Price: \$550,000.00

(CHRISTOPHER TAFF/SCOTT E. MARTIN)

\$535,000.00

10,000± Sq. Ft.

PRICE REDUCED

4920 NORTHRUP

Half of this Building is Currently Operation as a Night Club. The Other Half is Partially Finished for an Expansion that did not Occur, and has a Period, Barrel Vault Ceiling, Roughed In Plumbing, and Some Stud Walls. There is A Bill Board on the Property that Can Be Included for an Additional \$180,000.00. It Generates about \$20,000.00 in Revenue Per year.

Sale Price: ~~\$599,000.00~~

Reduced Sale Price: \$535,000.00

(PETER NEWTON)

\$424,999.00

PRICE REDUCED

**GAMBLING IS
PERMITTED**

1901 STATE STREET

A 3-level concrete block investment property with twelve (12) one (1) bedroom and efficiency apartments on the second and third floor, plus a commercial space on the ground floor. Many recent upgrades to the roof, electric, gas service, HVAC and more. 100% leased with An approximate 15% cap rate.

Sale Price: ~~\$535,000.00~~

Reduced Sale Price: \$424,999.00

(JOHN H. SHEPLEY/H. MEADE SUMMERS)

\$395,000.00

13,500± Sq. Ft.

4870 NATURAL BRIDGE

This Automotive Sale Building has Been in Continuous Operation as Sherman Motors Since 1949, and was Originally a Nash and Lincoln Dealership. It has a Large Indoor Car Lot, Service Area, and Offices.

Sale Price: \$395,000.00

(PETER NEWTON)

\$350,000.00

13,031± Sq. Ft.

NEW LISITNG

3575 PENNRIDGE

Full Masonry, Brick, 13,031± Sq. Ft. Office Building Fronting I-270 in Bridgeton For Sale. The Property is situated upon a 1.5 Acre Site and has an 80 Car Paved Parking Lot. New Roof Installed along with Tuck-pointing in 2017. Previously a Medical Office Building and could be Demised for 3 Tenants. **Needs Interior Finish.** Priced to Sell at only \$26.86/Sq. Ft. with Great Interstate Visibility.

Sale Price: \$350,000.00

(PATRICK T. MCKAY)

INSTITUTIONAL

16,000± Sq. Ft.

501 NORTH HILLS DRIVE – PASADENA PARK, MO 63121

16,000± Church and School on 1± Acre. Sanctuary Seating for 300±, Large Parish Hall and Meeting Room, Commercial Kitchen, New Roofs, Small, Attached School.

PRICE REDUCED

Sale Price: ~~\$395,000.00~~

Reduced Sale Price: \$249,000.00

(PETER NEWTON)

15,232± Sq. Ft.

1325 NORTH HIGHWAY 67

On 5± Acres

15,232± Sq. Ft. Church on a 5± Acre level, excellent redevelopment site with 380 foot of frontage on Highway 67. Just West of North New Florissant.

**PRICE REDUCED
UNDER CONTRACT**

Sale Price: ~~\$1,300,000.00 (\$5.96 Per Sq., Ft.)~~

Reduced Sale Price: \$900,000.00 (\$4.13 Per Sq., Ft.)

(JEFFREY J. ALTVATER)

15,000± Sq. Ft.

6942 LANSDOWNE

MAKE OFFER

Former School Building in The City of St. Louis. Property Sits Just West of Jamieson And East of The City County Border. Off-Street Parking or Play Space is Possible with The Paved Area on The West And Rear Of Building. Two Column Lines (No Interior Support Walls) On Three (3) Levels, Sixteen (16) Car Parking, A Short Walk to The Shrewsbury Metro-Link, Opportunity for Creative Reuse.

Sale Price: \$475,000.00

(PETER NEWTON)
