

FOR SALE OR LEASE

OFFICE / WAREHOUSE

664 Lemay Ferry Rd • St. Louis, MO 63125

PRICE REDUCED!

Offered at:

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



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

For Information, Contact Agent:

Dianne Graham

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

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Population Estimate



Number of Households



Average HH Income

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

Collection Street

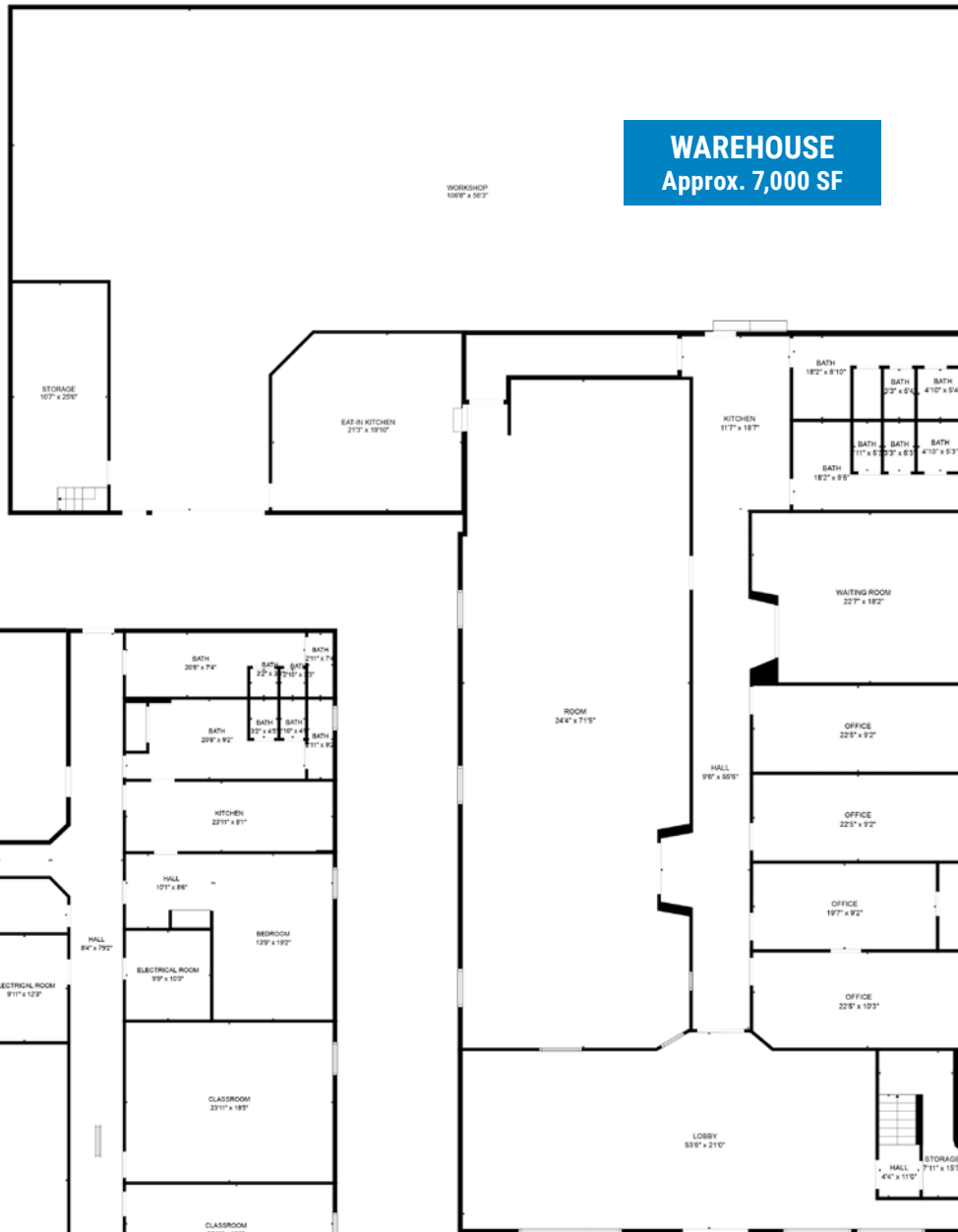
Cross Street

VPD

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



THE PROPERTY

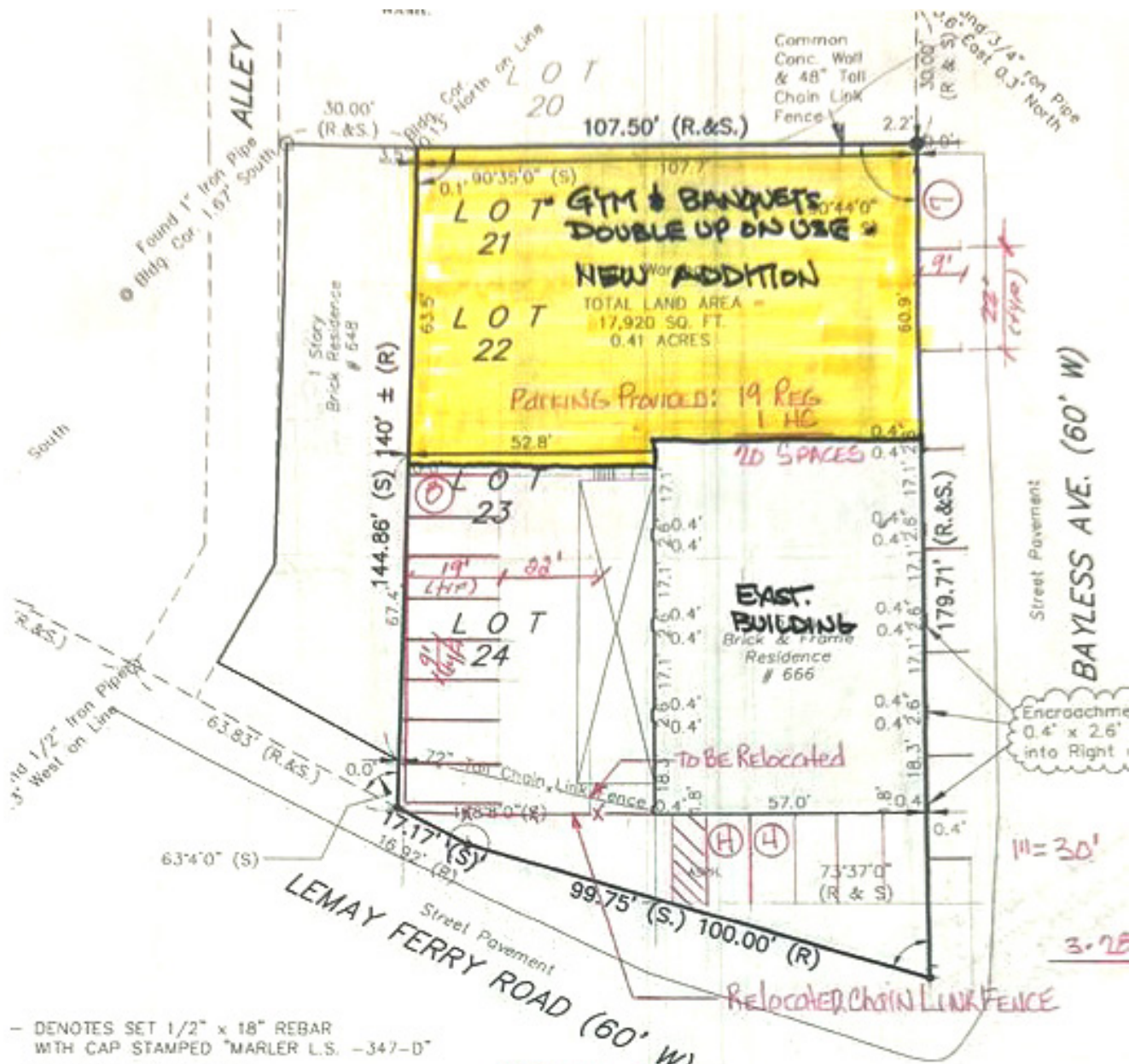


WAREHOUSE
 Approx. 7,000 SF

FIRST FLOOR
 Approx. 4,980 SF

SECOND FLOOR
 Approx. 4,980 SF

THE PROPERTY



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

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

SURVEYOR'S STATEMENT

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