REALTY EXCHANGE®
Multi-Family Investment Specialists
Commercial Group

THE PROPERTY

FOR SALE

1000 South Outer Road
St. Clair, MO 63077



A compelling opportunity to acquire a Commercial property with existing occupancy and potential for future growth.

Established Rental Income: Approximately 4,800 SF currently leased within 6,000± SF of retail space.

Value-Add Potential: Opportunity for an investor to explore additional leasing and maximize the property's income potential.



Price: $649,900

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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.

THE PROPERTY

Summary

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Property, 1000 South Outer Road, St. Clair, MO 63077. Position your portfolio for growth with this well-maintained retail strip in a high-visibility, high-traffic location along Highway 44.

Investment Highlights

- **Strategic Location:** Excellent highway exposure near McDonald's, Super 8 Motel, new TBB QuikTrip and TBB Love's Travel Stop.
- **Prime Commercial Site:** Situated on approximately 1 acre with strong visibility and convenient access.
- **Flexible Ownership Opportunity:** Attractive potential for investors or owner-users seeking commercial space with existing tenancy.
- **Separate Utilities:** Each unit has individual utilities, including 200-amp electrical service.

Please do not disturb Tenants. Showings by appointment only.





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