



Purchase Price \$189,900
Rental Rate \$10 PSF NNN



CALL TODAY FOR VIEWING.
MUST HAVE APPOINTMENT TO TOUR

Office/Warehouse 3,200(+/-) Sq. Ft

Address:

8131 Page Ave

Vanita Park, MO 63130

This building is an ideal set up for anyone looking to have a few small offices with reception area, conference room, kitchenette, 2 restrooms, basement storage and Secured fenced lot.

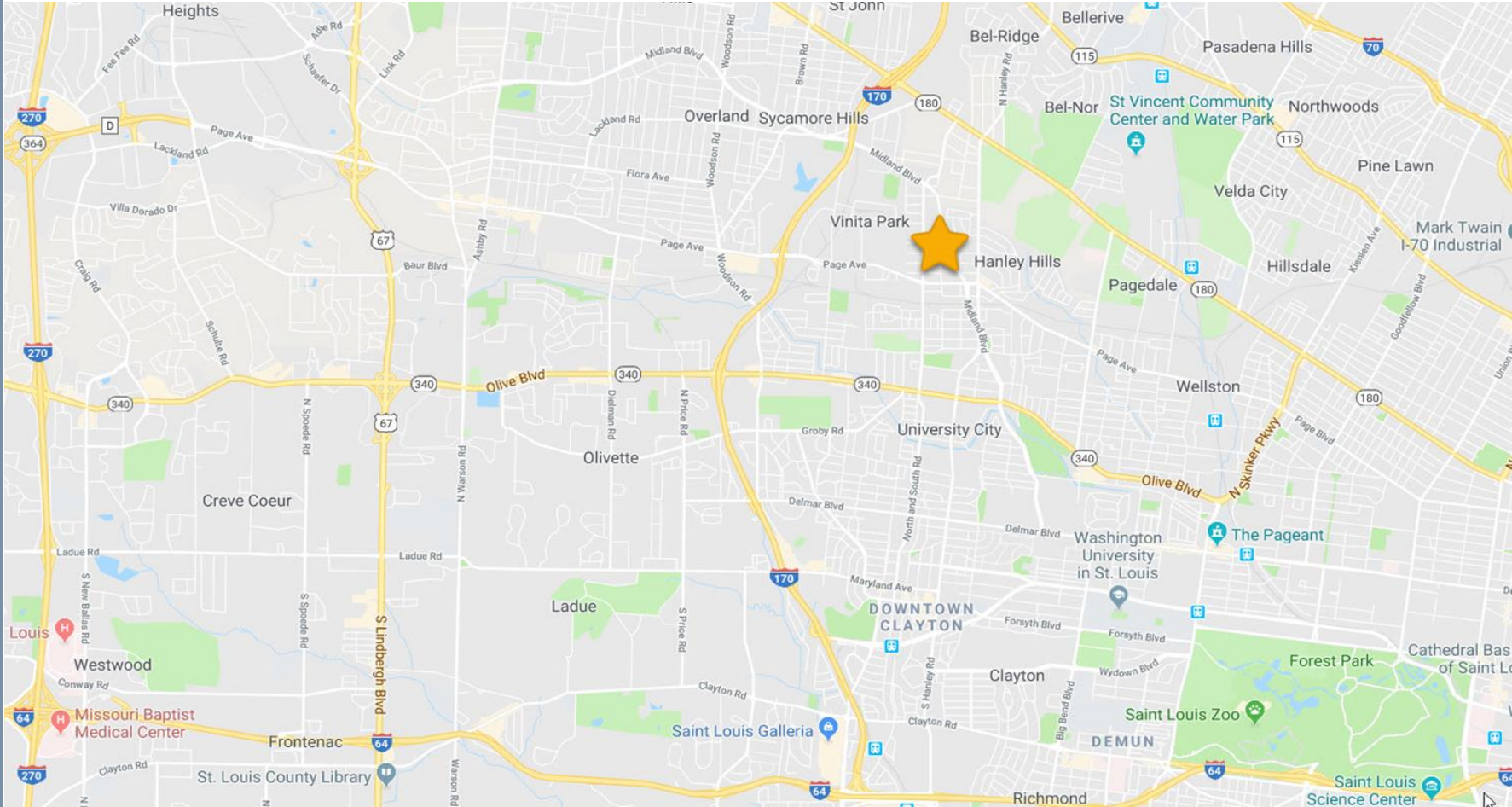
This is a free-standing building and great investment for a owner/user.

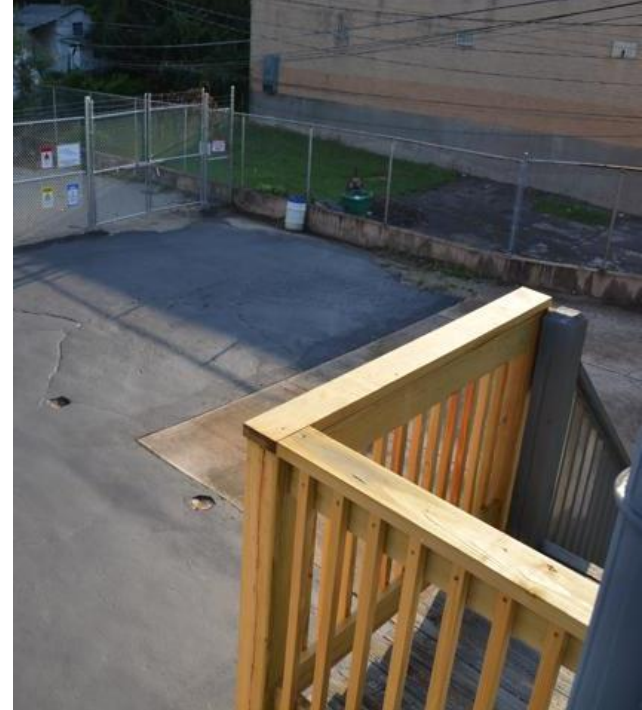


8131 Page Ave
St. Louis, MO 63130

BUILDING & LAND INFORMATION

- Two Level Building Sq. Ft: 3,200 (+/-)
- Year Built: 1951 (Building has had many improvements)
 - 15,313(+/-) Vehicles per day along Page Ave
 - Easy access to many highways' great location
- Close proximity to Hwy 170 with full interchange and state route 180
 - Monument sign
- New paved parking lot and rear staircase
 - Parcel # 16J-41-0261
 - Land Use RETAIL TRADE
 - Zoning B
 - Secured back parking lot
- .18 +/- Acres, Approximately 50x161
 - Clean Phase I as of March 3, 2020
- Cell tower is on an easement, no rent from cell tower.
 - 2019 Real Estate Tax \$5,367







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CALL TODAY FOR SHOWING.
Agent must be present

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