

FOR SALE

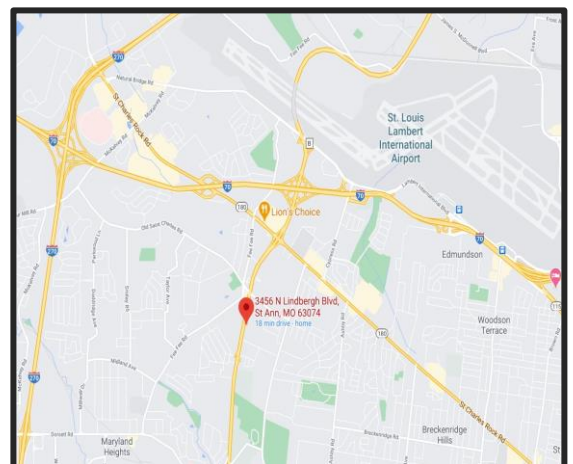
Automotive Facility



\$949,000 (\$78.10/S.F.) | 12,150 S.F.

**3456-60 N. Lindbergh Blvd.
St. Louis, MO 63074**

- Turn-key Automotive Facility
- Rare Opportunity for Auto Repair, Detail, Dealer or Collector
- Newer Roof, Asphalt and HVAC
- Well Maintained by Owner/Occupant



For more information on this property, please contact:

Eddie Cherry | (314) 647-6611 x113 | Eddie@ManorRealEstate.com
Ben Cherry, CCIM | (314) 647-6611 x115 | Ben@ManorRealEstate.com

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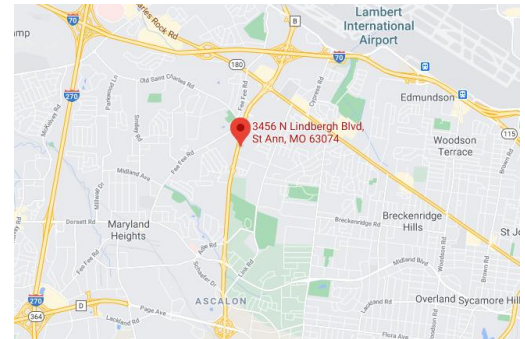
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Automotive Facility



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- 12,150sf Building on 0.65 Acre Lot
- Building Comprised of:
 - Showroom/Office – 2,475sf
 - Exterior Bays – 1,380sf
 - Interior Bays – 6,915sf
 - 2nd Floor Office – 1,380sf
- Five (5) Drive-In Doors with multiple Service Bays/Pits.
- Visible to 37,153+ Vehicles Per Day (Lindbergh Blvd)
- Other potential uses include Warehouse/Manufacturing/Storage/Sales
- Immediate proximity to The Crossings at Northwest, Lambert Airport, Interstates 70 and 270.



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