

**RICHMOND HEIGHTS  
SMALL OFFICE BUILDING  
FOR SALE**



Big

SCAN HERE!



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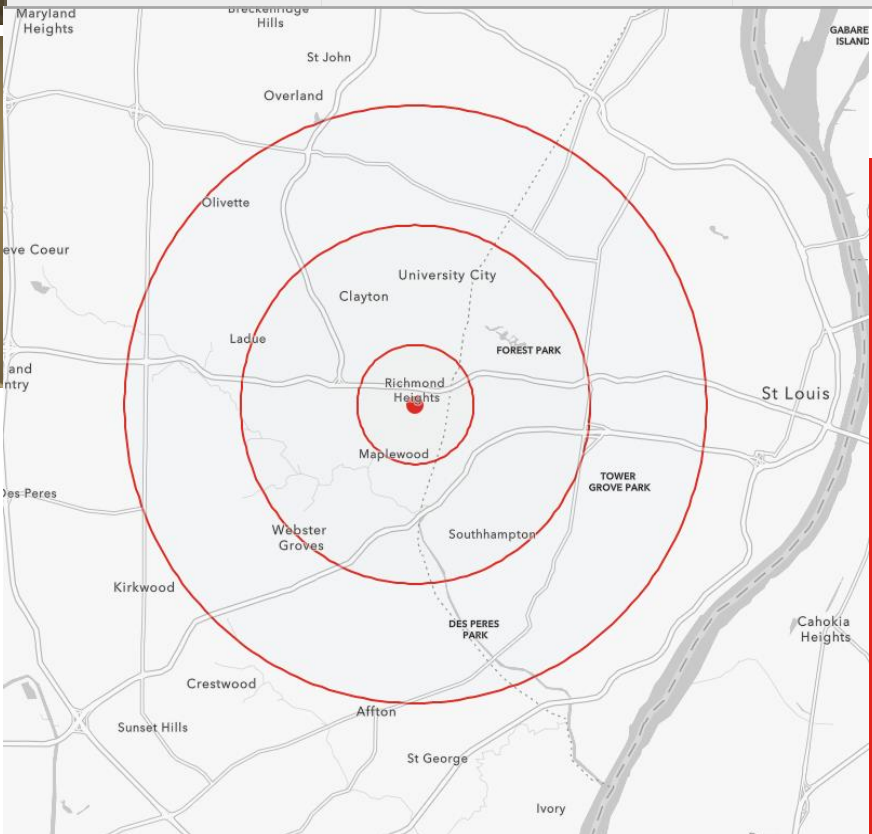
**1530 SOUTH BIG BEND BOULEVARD  
RICHMOND HEIGHTS, MO 63117  
2,236 S.F.  
\$349,000 (\$156.08/S.F.)**

FOR SALE

**PROPERTY INFORMATION**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,174	130,663	349,908
HOUSEHOLDS	8,871	62,117	163,824
AVERAGE HH INCOME	\$111,786	\$130,342	\$114,688



- FULLY OCCUPIED 2-UNIT OFFICE BUILDING FOR SALE
- LOCATED ON S. BIG BEND BLVD. IN RICHMOND HEIGHTS, ST. LOUIS COUNTY, MO
- BUILDING CONSISTS OF TWO SEPARATE SUITES BOTH LEASED TO REPUTABLE TENANTS
- LOWER LEVEL FULLY RENOVATED IN 2023
- 5,663 S.F. PARCEL INCLUDES A PRIVATE PARKING LOT WITH 5 SPACES
- OFFERED AT AN 8.5% CAP RATE

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