

**NORTH FLORISSANT  
AUTOMOTIVE FACILITY**



SCAN HERE!



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**CALEB ANTHONIS**

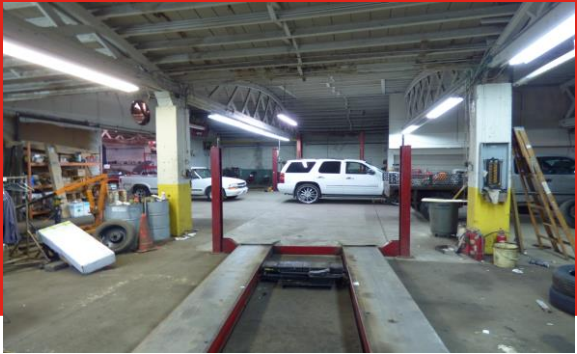
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**32 NORTH FLORISSANT ROAD  
ST. LOUIS, MO 63135**

**10,096 S.F. | CONTACT BROKER FOR PRICING**

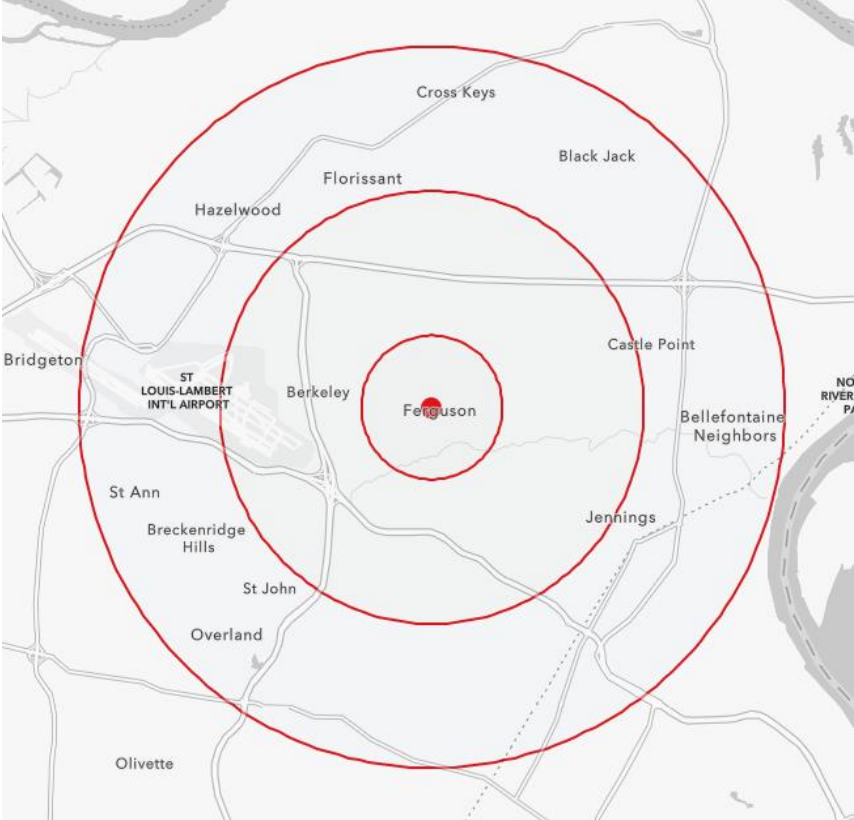
**FOR SALE**

**PROPERTY INFORMATION**



- **TURNKEY AUTOMOTIVE FACILITY**
- **PROPERTY INCLUDES, OFFICE SPACE, A SERVICE AREA, AND PLENTIFUL STORAGE/WAREHOUSE SPACE**
- **BUILDING SIGNAGE AVAILABLE ALONG FLORISSANT ROAD**
- **EXCELLENT MAINTENANCE BY OWNER/OCCUPANT**
- **PLENTIFUL PARKING AT THE REAR OF THE PROPERTY**
- **FENCED PERIMETER**
- **AN IDEAL SPACE FOR AUTOMOTIVE REPAIR, LIGHT INDUSTRIAL, WAREHOUSE USE, OR COLLECTOR**
- **LOCATED ON NORTH FLORISSANT IN THE HEART OF DOWNTOWN FERGUSON**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,677	85,872	246,637
HOUSEHOLDS	4,612	35,470	102,020
AVERAGE HH INCOME	\$62,679	\$61,416	\$64,388



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