

# OVERLAND SMALL OFFICE BUILDING



SCAN HERE!

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**9559 PAGE AVENUE**

**ST. LOUIS, MO 63132**

**841 S.F. | \$245,000 (\$291.00/S.F.)**





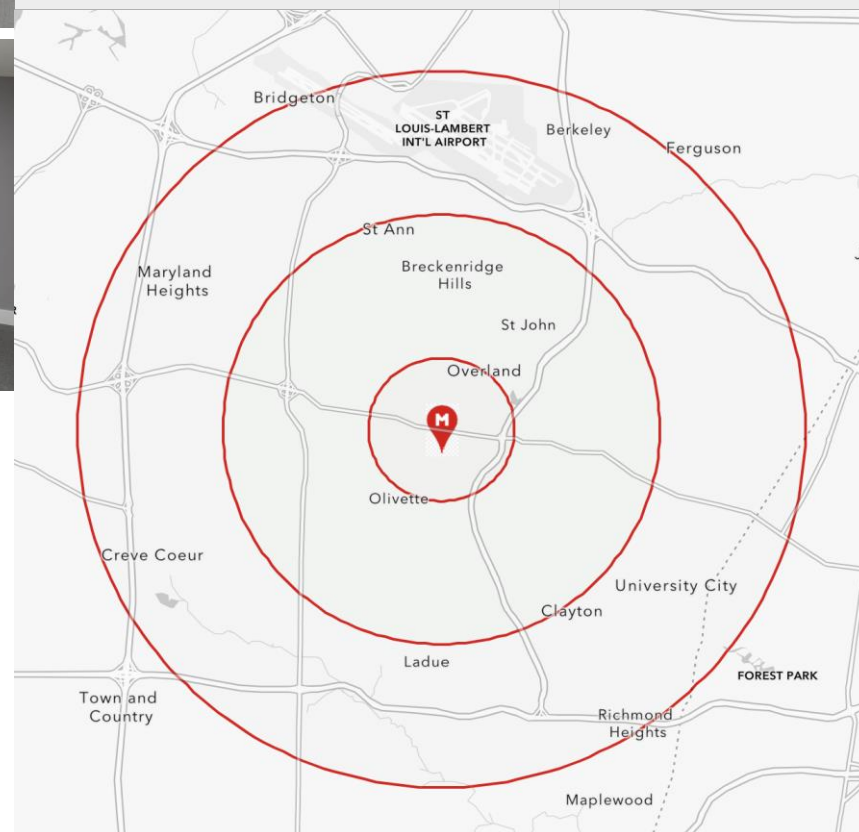
### PROPERTY INFORMATION



- **SMALL FREE-STANDING OFFICE BUILDING**
- **EXTENSIVELY & TASTEFULLY RENOVATED IN 2021**
- **NEW FURNACE, A/C, PLUMBING, ELECTRIC, AND WATER HEATER**
- **ARCHITECTURAL SHINGLE ROOF (3 YEARS OLD)**
- **5 PARK SPACES AND ADDITIONAL AREA TO PAVE BEHIND BUILDING**
- **CENTRALLY LOCATED EAST OF DIELMAN ROAD AND 1/4 MILE WEST OF I-170 ON PAGE**

### DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		10,854	98,155	238,153
HOUSEHOLDS		4,416	42,240	101,240
AVERAGE HH INCOME		\$71,898	\$99,568	\$109,189



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