

FLEX BUILDING FOR SALE



SCAN HERE!



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1650 N. WARSON ROAD
ST. LOUIS, MO 63132
3,068 S.F. | \$330,000 (\$107/S.F.)

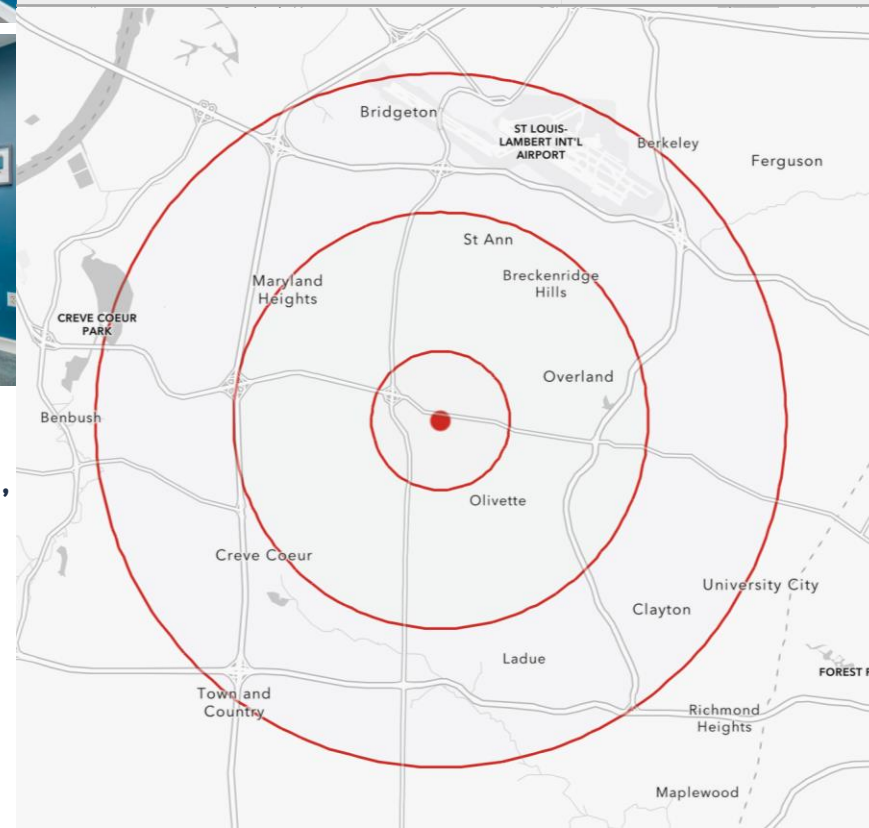
PROPERTY INFORMATION



- **VERSATILE FLEX BUILDING FOR SALE**
- **IDEAL FOR SMALL BUSINESSES SUCH AS SERVICE-BASED BUSINESSES, CONTRACTOR, HEALTHCARE, SHOWROOM, STORAGE, ETC.**
- **BUILT IN 1997 / RENOVATED IN 2021**
- **CONSISTS OF A PRIVATE OFFICE, CONFERENCE ROOM, KITCHEN, RESTROOM, UTILITY/STORAGE ROOM AND THE REMAINDER IS OPEN**
- **DOUBLE MAN DOORS ON THE REAR OF THE BUILDING FOR EASY LOADING/UNLOADING**
- **11 SPACES IN PRIVATE PARKING LOT**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		10,853	85,207	208,843
HOUSEHOLDS		12,058	36,676	90,680
AVERAGE HH INCOME		\$77,383	\$103,176	\$121,045



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