

**RICHMOND HEIGHTS
SMALL OFFICE BUILDING
FOR SALE**



SCAN HERE!



MARK CLARKSON, CCIM **CALEB ANTHONIS**




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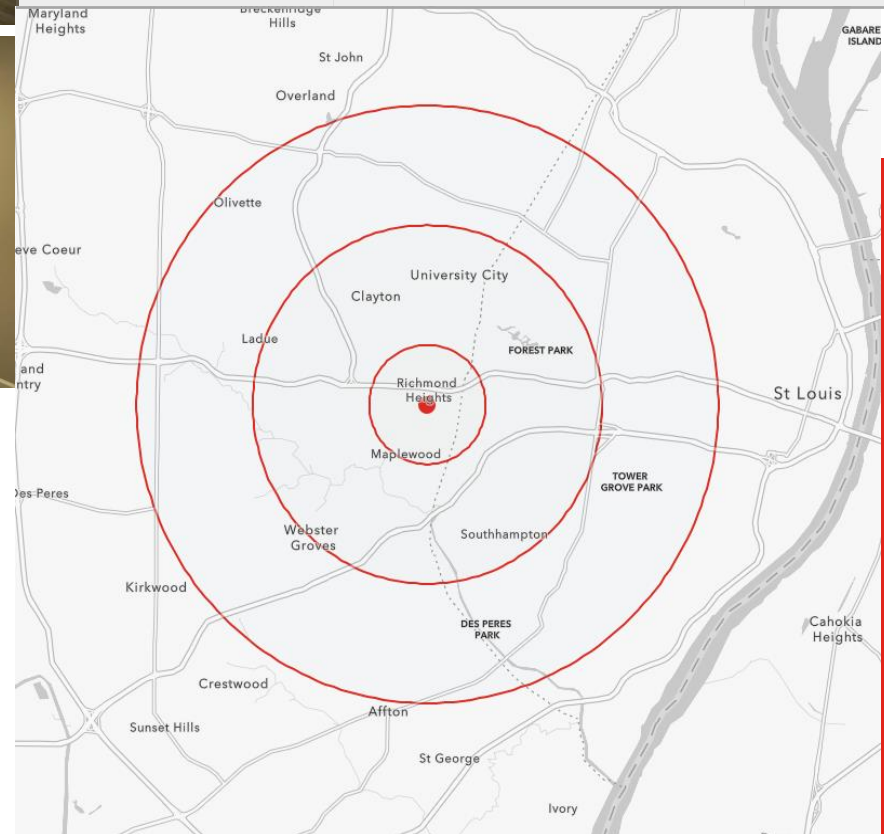
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**1530 SOUTH BIG BEND BOULEVARD
RICHMOND HEIGHTS, MO 63117
2,236 S.F.
\$349,000 (\$156.08/S.F.)**

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



- INVESTMENT OR OWNER-USER OPPORTUNITY.
- 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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