

**TURNKEY MEDICAL OFFICE  
CONDO IN CREVE COEUR**



SCAN HERE!



**EDDIE CHERRY, CCIM**

Phone: 314.647.6611 ext. 113

[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**11709 OLD BALLAS RD. #101  
CREVE COEUR, MO 63141**

**2,324 S.F.**

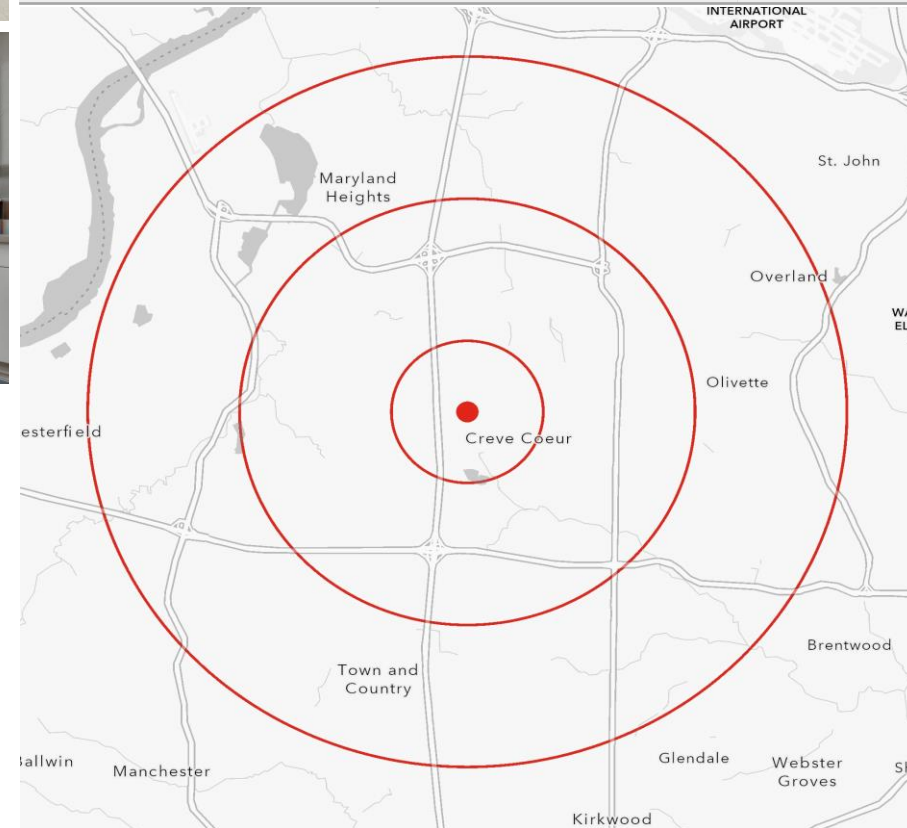
**\$252,000 (\$105/S.F.) | \$20.00/S.F. F.S.G.**

### PROPERTY INFORMATION



- **TURNKEY 2,324 SQUARE FOOT MEDICAL OFFICE CONDOMINIUM**
- **STRATEGICALLY LOCATED IN THE HEART OF CREVE COEUR'S MEDICAL CORRIDOR**
- **MINUTES FROM I-270, I-64 AND PROXIMATE TO BJC'S MOBAP HOSPITAL, MERCY AND BARNES WEST COUNTY**
- **FIRST FLOOR CONDOMINIUM WITH CONVENIENT ACCESS TO PARKING**
- **NEW ROOF AND ELEVATOR - LOBBY RENOVATIONS COMING IN 2025**
- **EXCELLENT OPPORTUNITY FOR NEW MEDICAL PRACTICE TO OWN AFFORDABLE SPACE IN HIGH-RENT DISTRICT**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		8,970	58,571	164,384
HOUSEHOLDS		4,272	25,579	68,155
AVERAGE HH INCOME		\$143,678	\$150,791	\$147,228



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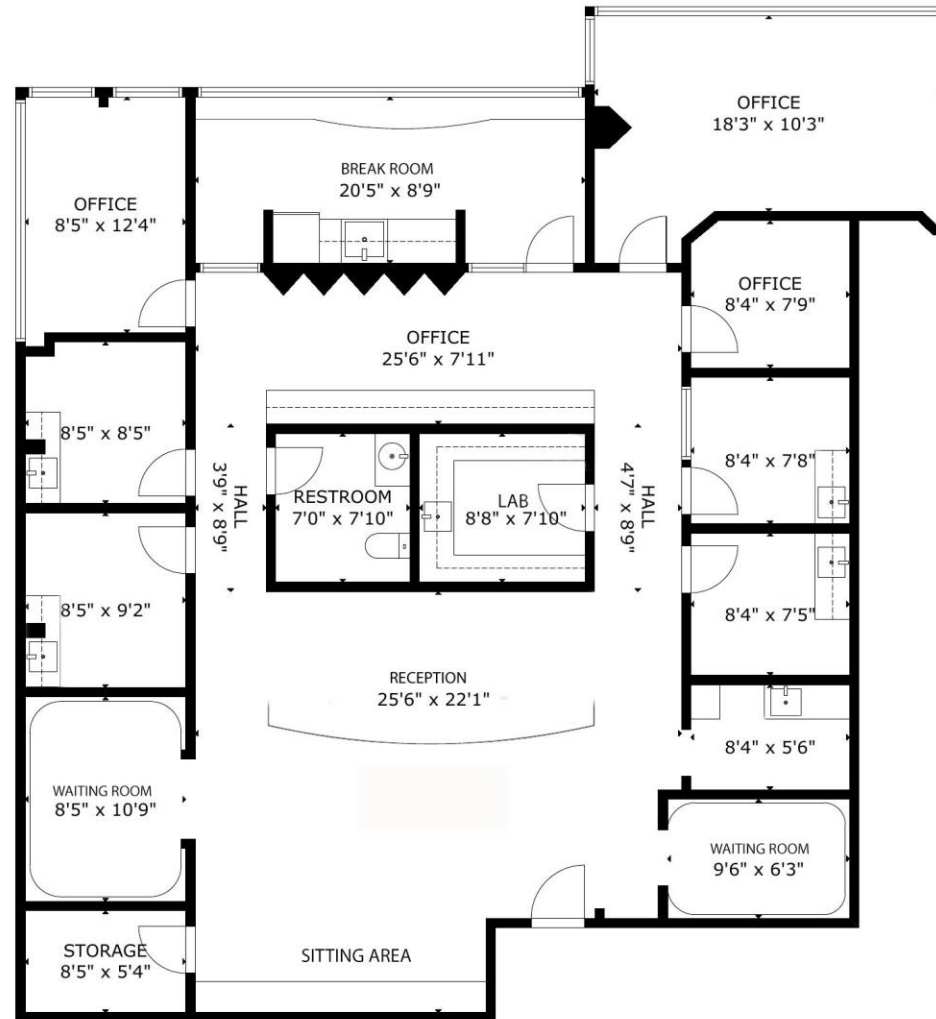
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### FLOOR PLAN



MAIN FLOOR

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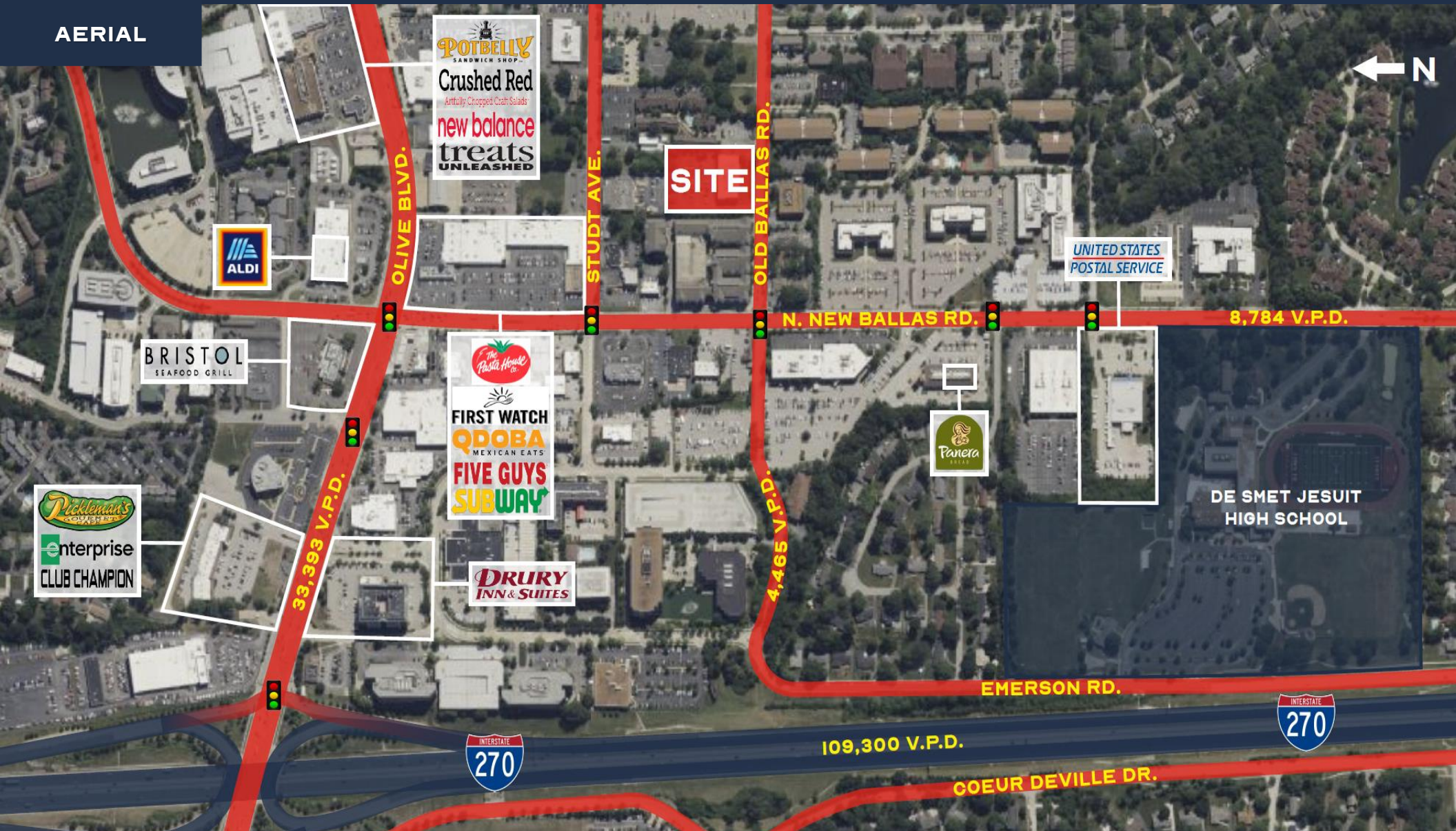
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AERIAL



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