



**RICHMOND HEIGHTS  
FORMER SALON/OFFICE  
BUILDING FOR SALE**

SCAN HERE!



**CALEB ANTHONIS**

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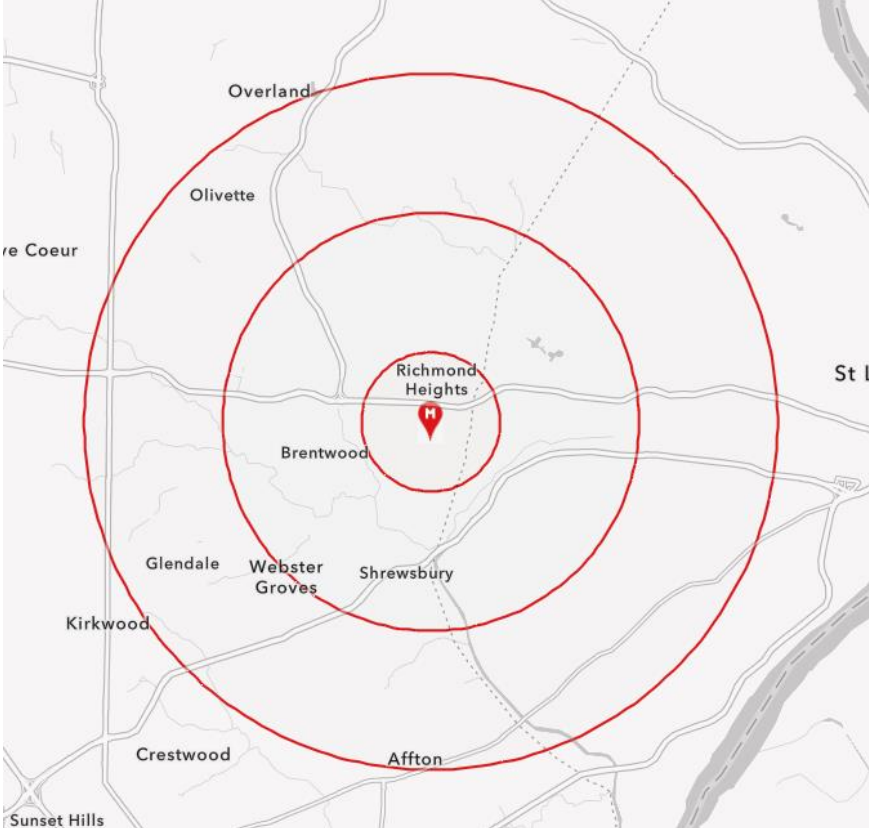
1526 S. BIG BEND BLVD.  
RICHMOND HEIGHTS, MO 63117  
1,856 S.F.  
\$299,000 (\$161.12/S.F.)



**PROPERTY INFORMATION**



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		16,968	130,558	349,283
HOUSEHOLDS		8,780	62,097	163,538
AVERAGE HH INCOME		\$111,964	\$130,231	\$114,671



- **FREE-STANDING OFFICE BUILDING IN THE VIBRANT RICHMOND HEIGHTS/MAPLEWOOD SUBMARKET.**
- **RENOVATED IN 2018 WITH MODERN AMENITIES AND HISTORICAL CHARM.**
- **PRIME LOCATION LESS THAN ¼ MILE SOUTH OF I-64 WITH HIGH VISIBILITY (~14,000 VEHICLES/DAY).**
- **ON-SITE PARKING WITH 3-4 DEDICATED SPOTS AND CONVENIENT HIGHWAY ACCESS.**
- **IDEAL FOR SMALL PROFESSIONAL OFFICES OR CREATIVE BUSINESSES.**

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.