

**6,750 SF.
OWNER-USER
OFFICE OPPORTUNITY**



SCAN HERE!



EDDIE CHERRY, COIM

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**1327-1331 MACKLIND AVENUE
ST. LOUIS, MO 63110
6,750 S.F. | \$550,000 (\$81.84/S.F.)**

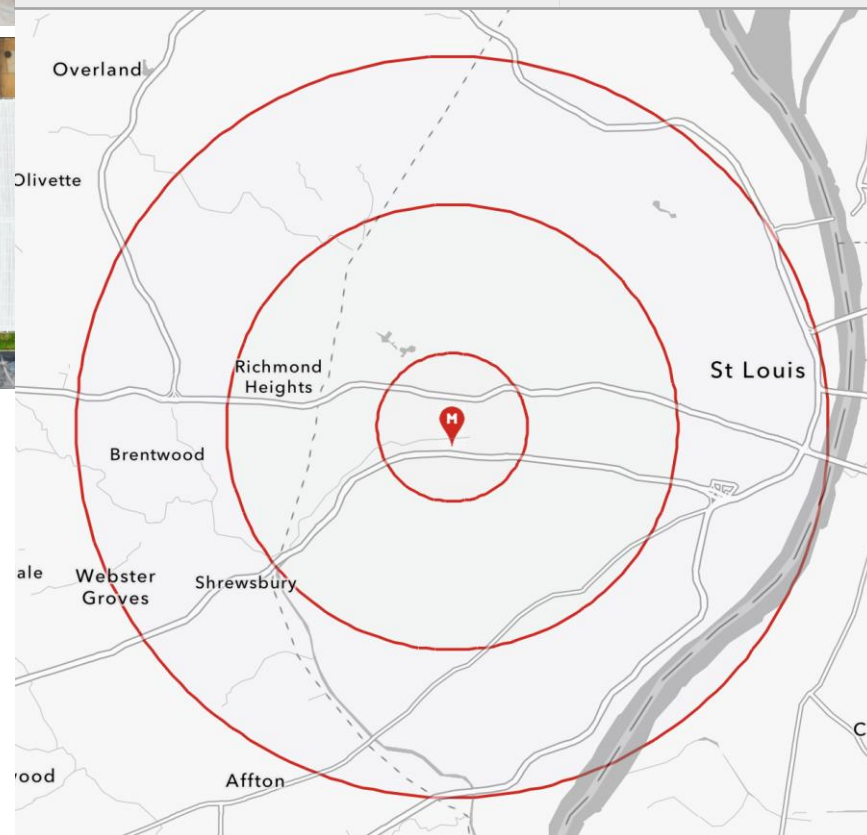
PROPERTY INFORMATION



- **FUNCTIONAL 6,750 S.F. OFFICE/FLEX BUILDING**
- **IDEAL FOR OWNER-OCCUPANT**
- **IMMEDIATE ACCESS TO I-64, MANCHESTER AND I-44**
- **18 DEDICATED PARKING SPACES ONSITE**
- **NEWER ROOF, HVAC AND WINDOWS**
- **EASILY DIVISIBLE FOR TWO USERS**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		8,527	168,317	392,112
HOUSEHOLDS		4,933	83,476	188,114
AVERAGE HH INCOME		\$96,908	\$98,837	\$97,901



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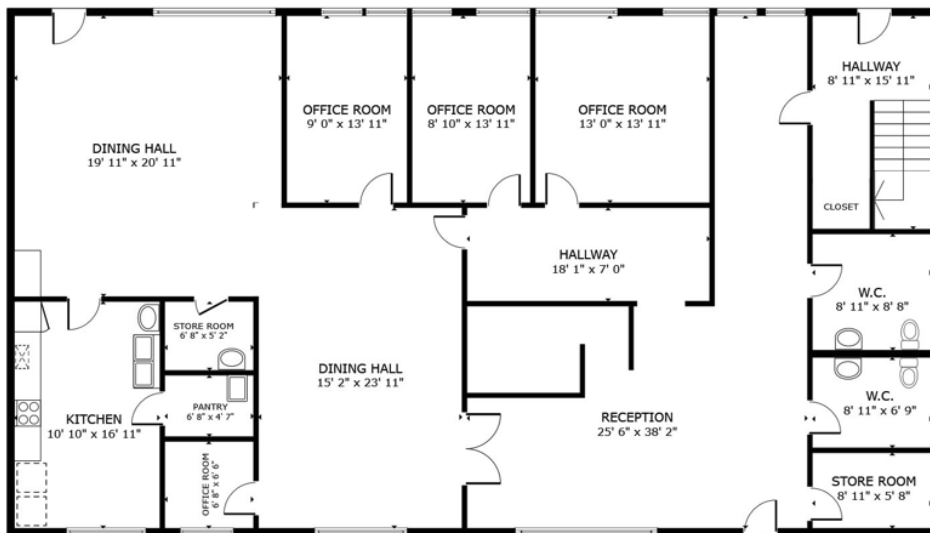
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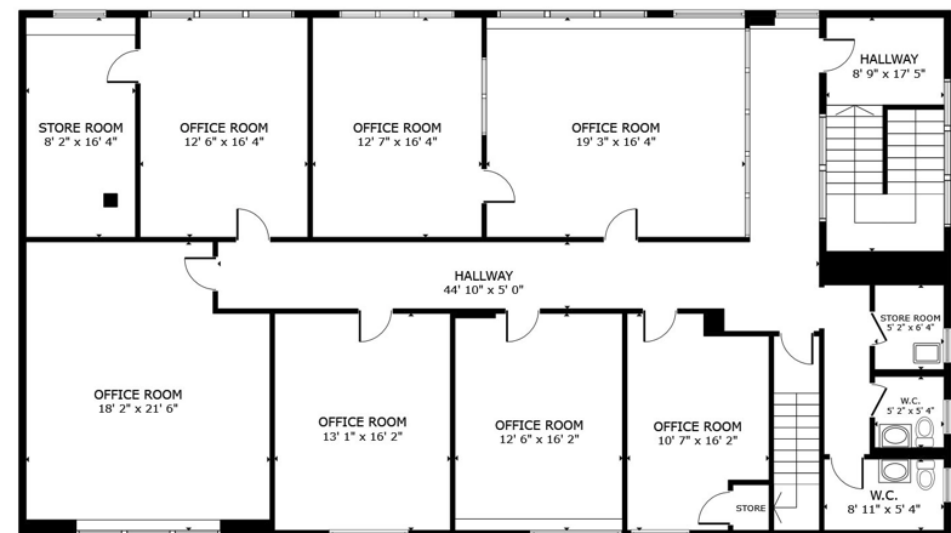
FLOOR PLAN



Third Floor



First Floor



Second Floor

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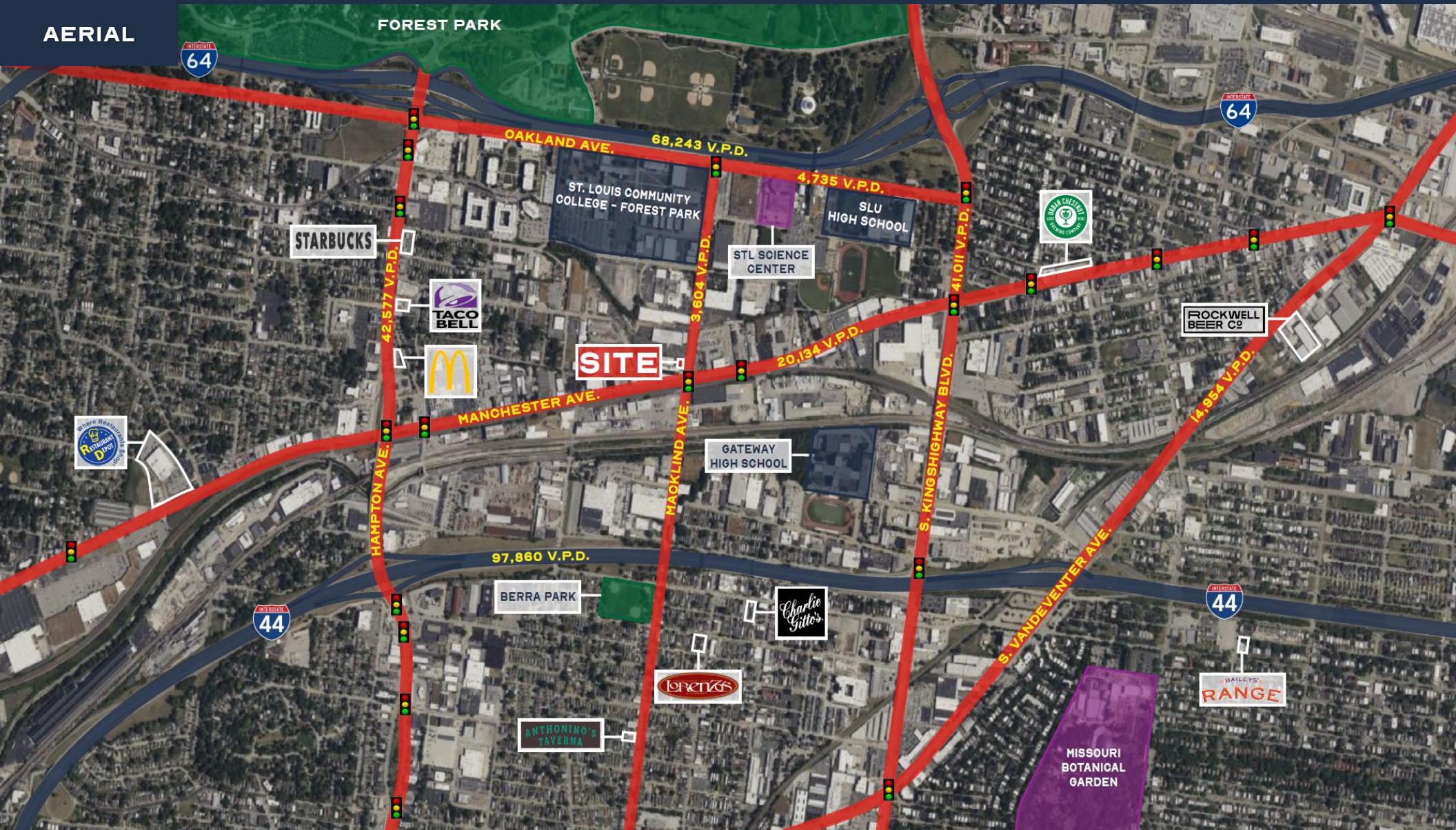
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.

AERIAL



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