

**RICHMOND HEIGHTS SMALL  
OFFICE BUILDING FOR SALE**



SCAN HERE!

**CALEB ANTHONIS**

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**1528 S BIG BEND BLVD.  
ST. LOUIS, MO 63117  
1,118 S.F. | \$249,000 (\$222.71/S.F.)**





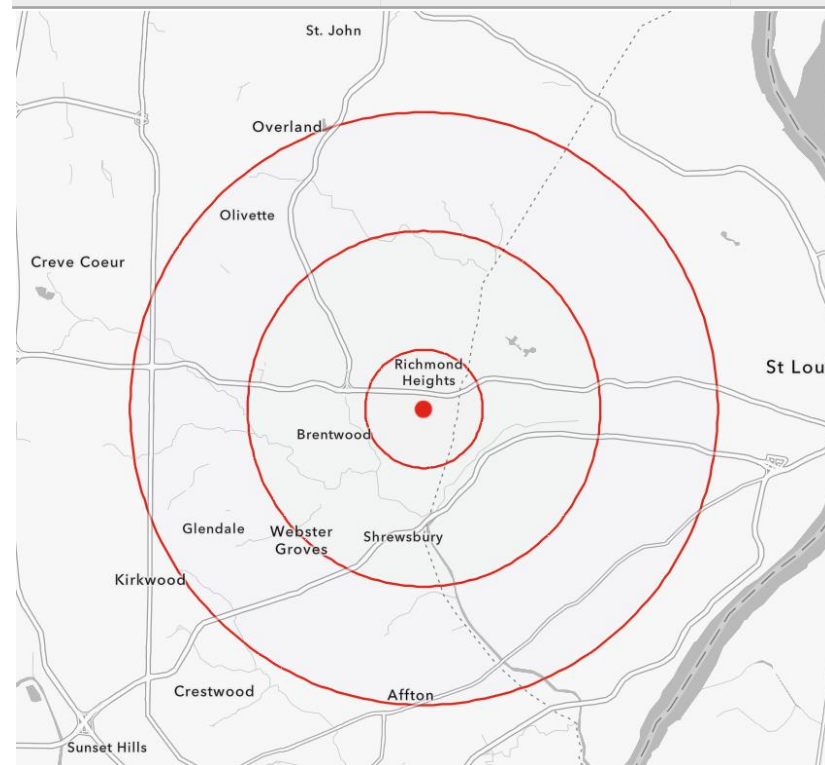
### PROPERTY INFORMATION



- **FORMER RESIDENTIAL HOME CONVERTED AND REZONED FOR COMMERCIAL USE**
- **OFFICE CONFIGURATION WITH 3 SMALL ROOMS, OPEN RECEPTION AREA, KITCHENETTE AND 1 RESTROOM**
- **LOCATED ON S. BIG BEND IN RICHMOND HEIGHTS ST. LOUIS COUNTY, MO**
- **PRIVATE PARKING LOT IN REAR OF BUILDING WITH 4-5 SPACES**
- **PLEASE DO NOT DISTURB TENANTS**
- **ENTIRE 3 BUILDING OFFICE PARK AVAILABLE INCLUDING I526 AND I530**

### DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		17,225	130,915	349,783
HOUSEHOLDS		8,898	62,255	163,772
AVERAGE HH INCOME		\$111,850	\$130,237	\$114,686



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