MANOR REAL ESTATE

FOR SALE

CLAYTON OWNER-USER OPPORTUNITY



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514-520 S. HANLEY ROAD
CLAYTON, MO 63105
±9,318 S.F. | $2,200,000 ($236/S.F.)

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PROPERTY INFORMATION



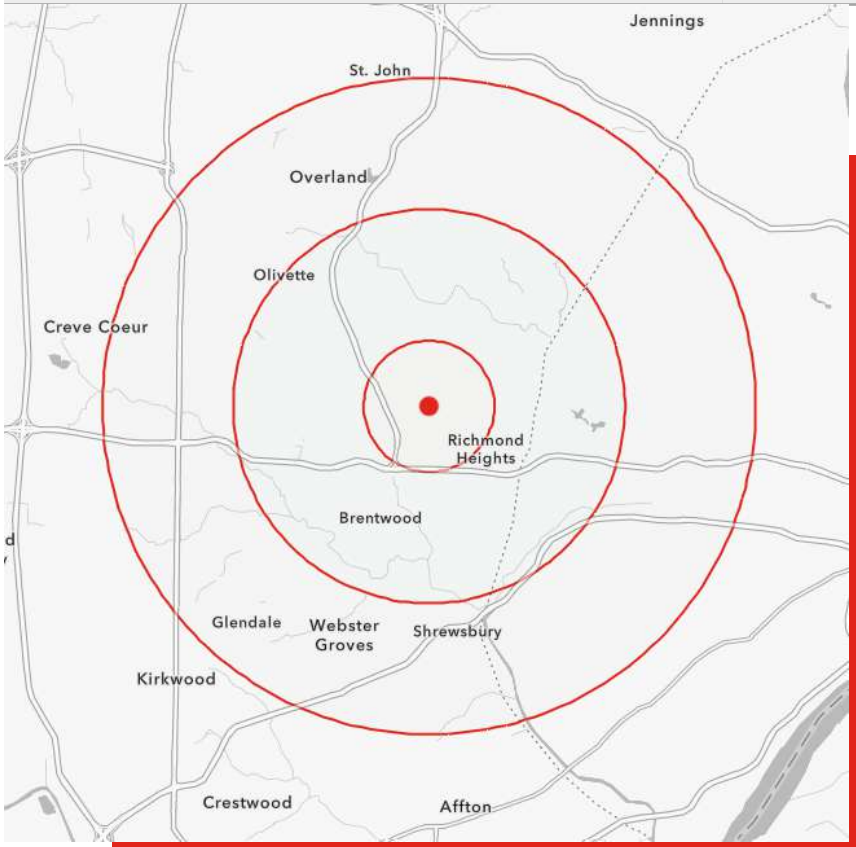






- CLAYTON OWNER-USER OPPORTUNITY – MOVE-IN-READY OFFICES, BEAUTIFULLY RENOVATED IN 2023
- UNPARALLELED LOCATION AT HANLEY & WYDOWN – ADJACENT TO CLAYTON CBD
- 9 PRIVATE OFFICES, 2 CONFERENCE ROOMS, RECEPTION. TURNKEY FOR PROFESSIONAL OFFICE USER.
- 2 LEASED APARTMENTS (3BR/IBA & 2BR/IBA) GENERATING ±$45,000/YR IN RENT
- 3 GARAGE PARKING SPACES PLUS STREET PARKING AND NEARBY PUBLIC LOT
- BEAUTIFUL REAR PATIO AMENITY SPACE FOR BOTH OFFICE AND APARTMENTS, PERFECT FOR ENTERTAINING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,884	118,087	294,614
HOUSEHOLDS	7,481	55,038	139,767
AVERAGE HH INCOME	$237,057	$160,204	$135,409



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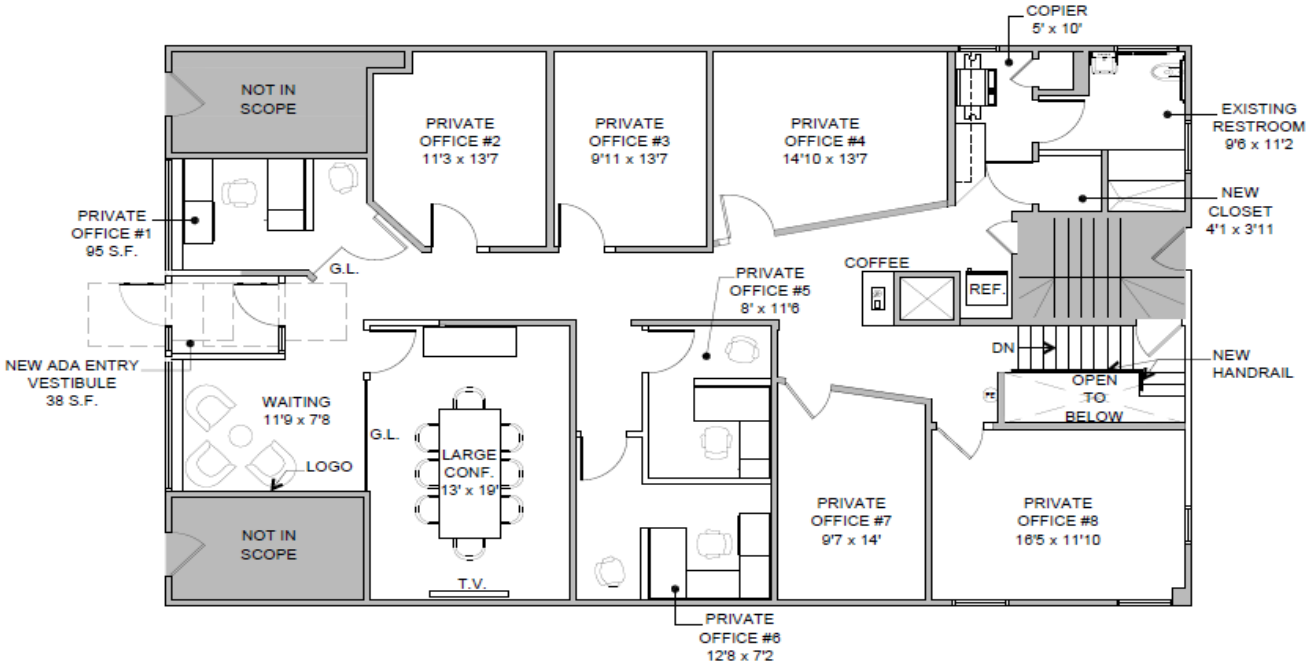
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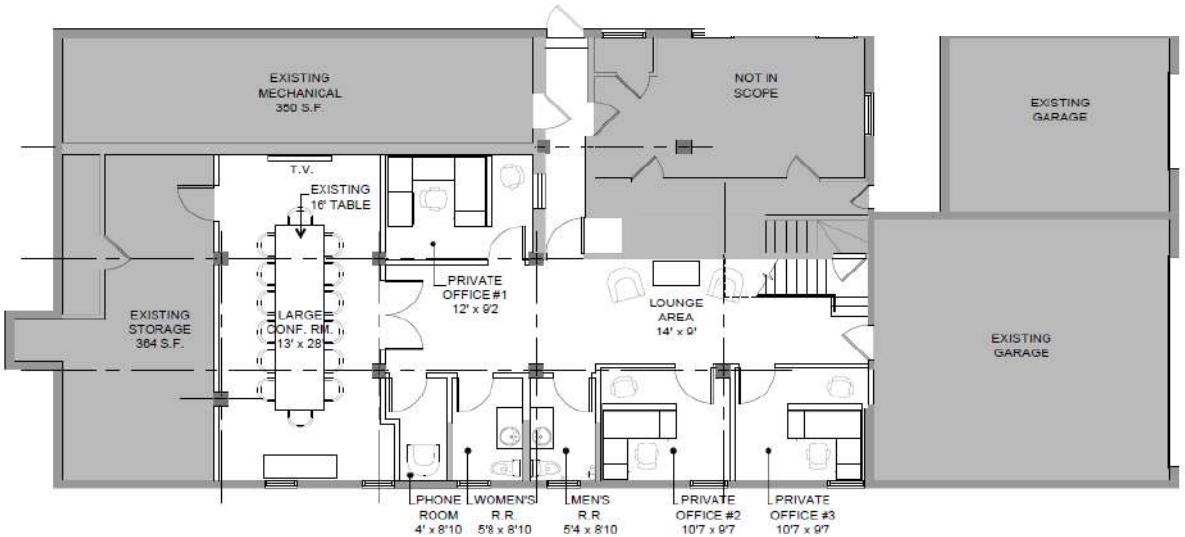
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FLOOR PLAN

MAIN LEVEL





LOWER LEVEL

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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.