

FOR SALE
\$499,900
2051 EXCHANGE DRIVE
ST CHARLES, MO 63303

EXCELLENT OPPORTUNITY FOR AN OWNER/USER TO OCCUPY 3,000 SF WITH A TENANT PAYING RENT ON THE OTHER 3,000 SF. PRICED RIGHT AT \$83.31 PSF



- Freestanding 6,000 sf office building
- Situated on approximately .76 acres
- 40 parking spaces
- New parking lot COMING SOON!
- Located behind TGI Fridays at Hwy 94/Pralle Lane
- Easy access to Hwy 94/364/70

- Multiple private offices, conference rooms, large open areas,
- 2 kitchens and 2 sets of restrooms.
- New Roof March 2020!
- Currently utilized as a 1 Tenant building but is set up as a 2 Tenant Building.
- 3,000 sf per side.

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SCHEDULE YOUR SHOWING TODAY

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