

FOR SALE

16,212 SF OFFICE

1550 COUNTRY CLUB PLAZA DR | ST. CHARLES, MO 63303



MCKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

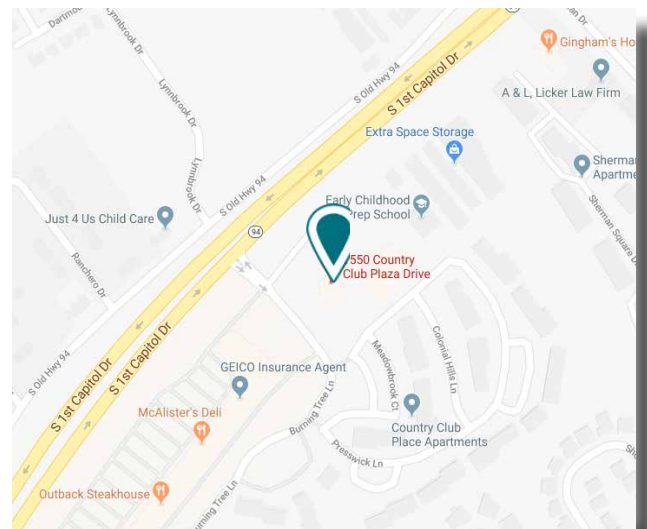
- › 2 story, 16,212 SF, vacant office space
- › 1.96 acre lot
- › Highly visible from Highway 94
- › Daily traffic counts hitting over 60,000 vehicles per day
- › 5 Drive-thru lanes
- › Monument sign
- › Ideal uses: Financial Services, Accounting & Law Firms, Dental Offices, & Medical Specialties

FOR SALE: \$1,130,000.00

Contact

PATRICIA MCKELVEY
636.448.1294
pmckelvey@mckelveyproperties.com

BUILDING SF	ZONING	TAXES
16,212 SF	C2	\$38,045.99/2017



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AERIAL MAP



	1 MILE	3 MILE	5 MILE
POPULATION	16,921	85,375	153,026
POPULATION GROWTH	0.97%	1.17%	1.19%
HOUSEHOLDS	6,609	34,868	61,753
MEDIAN HH INCOME	\$51,360	\$62,152	\$69,138

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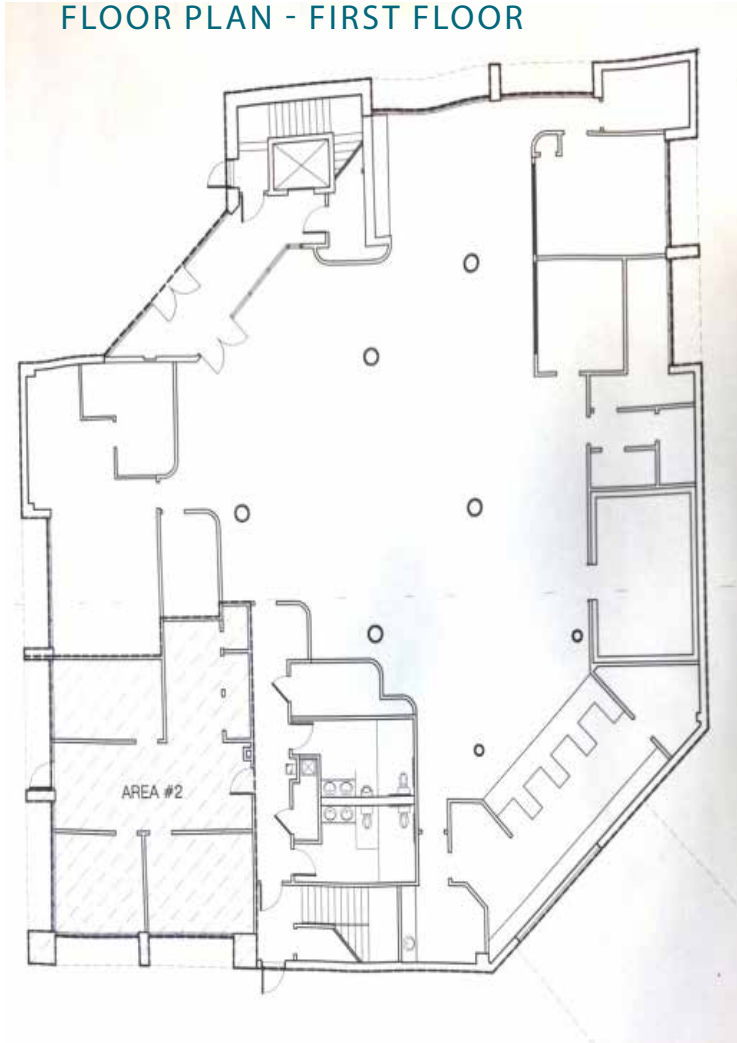
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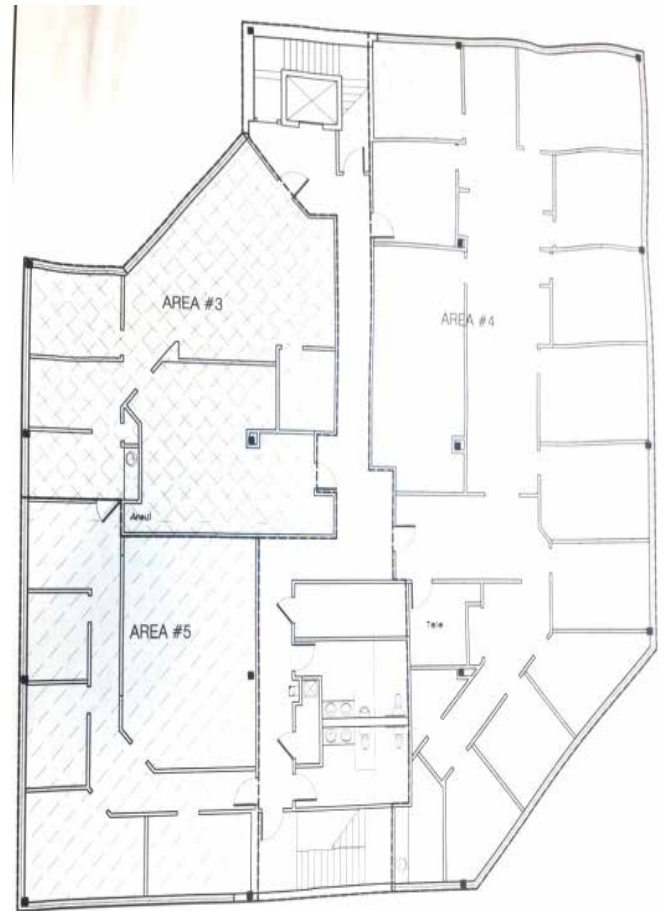


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FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



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