

# FOR SALE

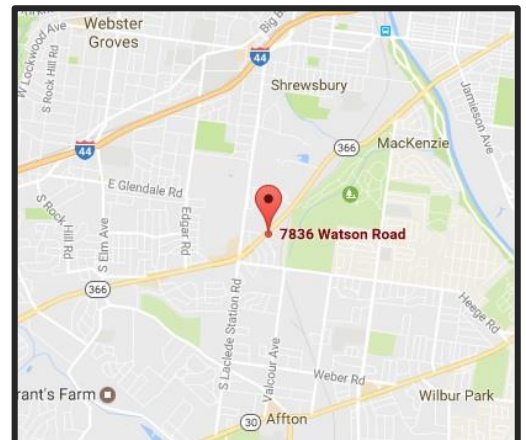
## Retail/Office Building



**\$110,000 (\$78.74/S.F.) | 1,396 SQUARE FEET**

7836 Watson Road  
St. Louis, MO 63119

- Central Marlborough Location
- 27k V.P.D. on Watson Road
- Professional Office Building with Retail Exposure.



*For more information on this property, please contact:*  
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3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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## Retail/Office Building



**\$110,000 (\$78.74/S.F.) | 1,396 SQUARE FEET**

- Bank-Owned Property
- Built in 1952 on 0.12 Acres
- Zoned "C" (Commercial)
- Room for 3 Vehicles in Front of Building
- 3 Points of Access into Building
- Large Windows in Reception Room
- 2 Offices, 1 Bathroom, and Kitchenette
- Full Unfinished Basement for Storage
- Ideal for Professional Services, Attorneys, CPAs, Consulting, Etc..
- Minutes from I-44 via S. Laclede Station Road
- Near Crestwood Restaurants



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