

# For Sale

# Investment/Owner-User Opportunity

## 12,715± Sq. Ft. Retail Shopping Center



## 16013-16029 Manchester Rd. Ellisville, MO 63011

**Sale Price: \$1,300,000.00**  
**Contact: Jeffrey J. Altvater**  
**Rebecca Thessen**

- Conveniently Located on Manchester Road with High Visibility
  - 35,000+ Vehicles Per Day
- Tenants Include: H&R Block, West 100 Drycleaners, Travel Tyme, The Blonde Flamingo Salon, Emmi Lui's Barkery, It's A Ruff Life Grooming
- Value Add Opportunity with 5,475± Sq. Ft. Available
- Additional 3,600± Sq. Ft. Lower Level Flex Space Available (Not Included in Total Sq. Ft.)
- Monument Signage Available



Office Industrial Retail Institutional Investment Management



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