

# For Sale

## 5,340± Sq. Ft. Office/Industrial Building (Includes 1,140± Sq. Ft. 2nd Level, Which is 55% Office)

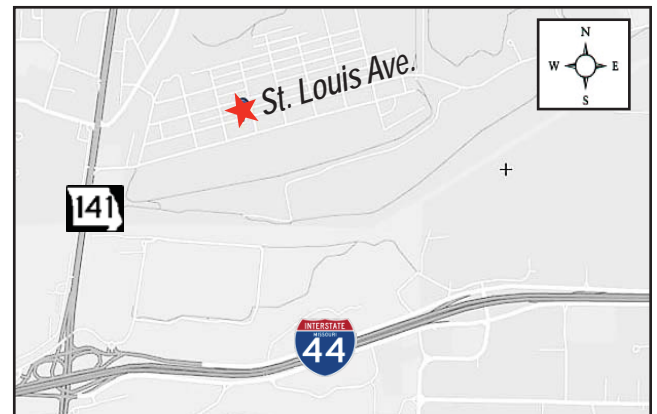


**427 St. Louis Ave.  
Valley Park, MO 63088**

**Sale Price: \$549,000.00**

**Contact: John H. Shepley**

- Insulating, Concrete Forms (ICF) Construction
- Built in 2011 (Reported, R-53 Insulation Factor)
- 1,500± Sq. Ft. of Total Office Space
- 16' Ceiling
- Two (2) Drive-In Doors
- Floor Drains
- Covered Outside Service Area
- Radiant Heated Flooring



Office Industrial Retail Institutional Investment Management



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