



# FOR Sale

**Price Reduced!**  
**As an incentive to the purchaser who closed on or before July 1, 2011, the seller will include select office furniture in the transaction. Seller is motivated to move!**



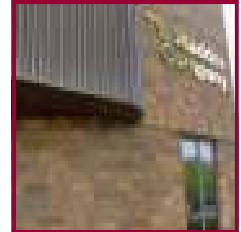
Front of Building Facing Westwood's Drive



16149 Westwood's Unit



Aerial View of Plat & Building



Signature Signage



Front Office



Receptionist Desk at Entry



Full Size Kitchen and Break Area

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## West County Office Warehouse Condo *in* Ellisville, Missouri

### 16149 WESTWOOD'S BUSINESS PARK

- ATTRACTIVE OFFICE WAREHOUSE CONDOMINIUM.
- 4,000 SQ. FT. OF OFFICE, 2000 SQ. FT. WAREHOUSE.
- 8 PRIVATE OFFICES; DRAFTING OFFICE; FILE ROOM.
- RECEPTIONIST AREA; CONFERENCE ROOM; LUNCH ROOM.
- 2 SEMI LOADING DOCKS IN REAR OF BUILDING.
- WAREHOUSE SPACE WITH UPPER MEZZANINE 19' CEILINGS.
- 66% OFFICE 33% WAREHOUSE TOTAL 6,000 SQ. FT.
- CURRENT TENANTS OPEN TO REMAIN IN PLACE.
- CONDO FEE AVERAGES +/- \$5,000 PER YEAR.
- PROPERTY HAS BEEN WELL MAINTAINED!
- RENTAL INCOME CURRENT TENANTS \$4,650.00/MONTH
- 2009 REAL ESTATE TAXES \$17,370.39

**SALES PRICE \$649,500.00 OR \$108.25/SQ. FT.**

**For more information or tours please call Charles St. Onge (636) 451-2725**



Loading Dock at Rear of Building



Location Map



Rear Mezzanine



Information contained herein has been obtained from the owner of the property or from other reliable sources and is subject to change without notice. The Broker and Owner do not guarantee the accuracy of this information. Owners and Brokers make no representation as to the environmental or other physical conditions of the property and recommend that the Purchaser/Tenant investigate the property to their satisfaction.

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