



For LEASE or For SALE
Office/Retail Space
580 Old State Road
Ellisville, MO



SITE CHARACTERISTICS

- EXCELLENT AFFLUENT ELLISVILLE LOCATION.
- +/- 1.2 MILE SOUTH OF MANCHESTER ROAD ON OLD STATE.
- FEATURES QUAIN ARCHITECTURE BRICK & STONE BUILDING.
- MEDICAL, RETAIL, OFFICE USES WITHIN THE C3 ZONING DISTRICT.
- TRIM PACKAGE INCLUDING 12' COFFERED AND VAULTED CEILINGS.
- 5,400 TOTAL SQUARE FOOT OF SPACE UPPER & LOWER FLOOR.
- ATTRACTIVE, UPSCALE BUILDING WITH HIGH END INTERIOR
- NEW ROOF, NEW GUTTERS, ASPHALT SEALED AND STRIPED.
- CLIMATE CONTROLLED COMPUTER ROOM, HIGH SPEED INTERNET.

PRICED AT \$695,000.00 OR \$17.00/SQ. FT. MOD GROSS

MODIFIED GROSS BASED UPON 2019 EXPENSES



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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