



**St. Onge Management & Exchange Corp.**  
 Commercial Purchasing/Selling, Leases, Property Management.  
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**113 Old State Road #201, Ellisville 63021-2042**  
**\$1,500/mo**



welcome to Unit 201.

Highly desired 1,100 SQFT of office space on second floor - elevator or large open stairs. (See additional MLS listing a 550 sqft office on first floor). Beautiful building sitting on Old State Road with parking in the front and rear of the building. Walk into the high quality building with elevator, large staircase, ladies and men's bathroom of both floors. Few additional building details secure building after hours, marquee, and directory. Again, please see Unit 201 priced at \$1500/Month or \$16.36/SQFT Modified Gross.

MLS#:	<b>20021371</b>	Status:	<b>ACT</b>	Net Inc:		Taxes Pd:	<b>\$24,244</b>
County:	<b>St Louis</b>			# Bldgs:	<b>1</b>	Age:	<b>21</b>
Area:	<b>Eureka</b>			# Stories:	<b>2</b>	Pr/Sqft:	<b>\$0.19</b>
Muni/Twp:	<b>Ellisville</b>			Sqft:	<b>8,092</b>	Lse \$/SF:	<b>\$16.36</b>
Cross St:				Lot Acres:	<b>0.930</b>	Lot Sz:	<b>40,511</b>
SubDiv:	<b>Dan Andreas Farm</b>			Map:		A Rd Frnt:	<b>147</b>
Bldg Type:	<b>2 Stories, Freestanding, Office Building</b>			Bus Name:			
Sale Incl:	<b>Some Fixtures</b>						
Location:	<b>Other</b>						
Type:	<b>Other</b>						
Lse Terms:	<b>More than 3 Years</b>						
Curr Use:	<b>Office/General, Office, Personal Service, Professional Service</b>						
Directions:	<b>Take highway 100 (Manchester) to Old State Road (South) for 0.2 mile you will see the building (113) on the Left.</b>						

	<b>Presented By: Jonathan Smith Phone: 636-222-3868</b>	<b>St. Onge Management &amp; Exchange Corp.</b>
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