

**FOR SALE - \$300,000**  
**MIXED USE INVESTMENT OPPORTUNITY**  
**8814 ST. CHARLES ROCK ROAD, ST. JOHN, MO 63114**



**GREAT PROPERTY FOR THOSE NEW TO COMMERCIAL REAL ESTATE INVESTING!**

- ❖ First floor Office/Studio – 1895 SF
- ❖ 100% Leased with approximately 200 SF possible sale lease back
- ❖ Second Floor Two Apartments – 1-1 BDR, 1 – 2 BDR – below market rents
- ❖ Rear private parking lot with access from side streets
- ❖ 1/2 mile west of 1—170 [Innerbelt]
- ❖ Less than ten minutes from Clayton CBD
- ❖ Approx. 22,400 +/- Daily Average Traffic Count
- ❖ Approx. 8% Cap Rate
- ❖ Financial Information Available Upon Request
- ❖ Please do not disturb tenants – contact broker for access

**Property Is being offered in its "As Is- Where is" condition and buyers are encouraged to conduct their own independent investigation.**

**For Information Contact:** Lynn Richter – Designated Broker  
richter.cresllc@gmail.com – 314-610-5027  
Commercial Real Estate Solutions, LLC  
810 Big Bend Woods Drive, Manchester, MO 63021



The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.

**FOR SALE - \$300,000**  
**MIXED USE INVESTMENT OPPORTUNITY**  
**8814 ST. CHARLES ROCK ROAD, ST. JOHN, MO 63114**



Property is being offered in its "As is – Where is" condition and buyers are encouraged to conduct their own independent investigations.



**For Information Contact:** Lynn Richter – Designated Broker  
richter.cresllc@gmail.com – 314-610-5027  
Commercial Real Estate Solutions, LLC  
810 Big Bend Woods Drive, Manchester, MO 63021

The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.



