



ROME
WEST
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

1055 First Capitol Dr., St. Charles MO 63301
Stand alone mixed use building in Historic St. Charles



FOR SALE: \$365,000

- First floor open area office
- Second floor 2 bed/1 bath residential unit
Office has installed cubicles, kitchen area, restroom and full basement
Residential unit has vinyl plank flooring, updated kitchen and bath, bonus 4 season sun porch and great natural light
- 5 +/- car parking in back of building
- 2,000 sf +/- 2 stories garage/warehouse in back
Ground floor has roll up doors off the alley and interior parking for up to 4 vehicles
Second floor has two roll up doors and a city dock high access from the parking.
- Excellent opportunity for an owner or investor



Rome West Realty LLC is the listing broker of this property and therefore represents the owner.

Missouri Broker Disclosure Form

Rome West Realty LLC does not represent the buyer or tenant when showing this property or providing information, unless otherwise agreed to in writing.

CONTACT Susan Sauer 314-660-0222 susan.sauer@romewestrealtyllc.com
Alexia Anderson 314-540-3626 alexia.anderson@romewestrealtyllc.com

www.RomeWestRealtyLLC.com