



ROME
WEST
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

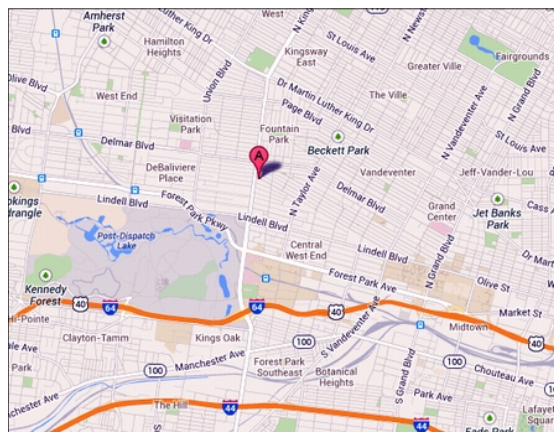
490 N Kingshighway Blvd. & 4956-4960 McPherson Ave. St Louis, MO 63108

Office/Retail/Garage/Storage in
Central West End



FOR SALE: \$3,750,000
FOR LEASE: \$4/SF - NNN

- ❖ 53,800 Square foot 2-story Building
- ❖ 5,793 Square Foot Parking Lot East & Southeast of Building to alley
- ❖ Three Parcels totaling 44,407 ± sf of Land Area
- ❖ 3 phase electric
- ❖ 1 car elevator
- ❖ 5 drive-ins
- ❖ Ramp to additional roof parking 25,000 Sf ±
- ❖ Existing Retail/Commercial Space - 5,100 ± sf.
- ❖ Existing auto service-12,600 ± sf.
- ❖ Remaining warehouse-36,100 ± sf.
- ❖ High traffic count at intersection of Kingshighway Boulevard and McPherson Avenue



CONTACT JOE CARPENTER 314-862-6117 joe.carpenter@romewestrealtyllc.com

www.RomeWestRealtyLLC.com