



425 Clark St., Saint Charles, MO 63301



OFFERING SUMMARY

SALE PRICE:	\$599,000
AVAILABLE SF:	
LOT SIZE:	12,496 SF
BUILDING SIZE:	5,968 SF
RENOVATED:	2008
ZONING:	CBD - Central Business District
PRICE / SF:	\$100.37

PRICE REDUCED - WAS \$645,000 -- NOW \$599,000

PROPERTY OVERVIEW

Great Opportunity to Own Your Office or Retail Building Near the Confluence of the Historic Downtown District and the Frenchtown District of the City of St. Charles.

Onsite Parking for Approximately Ten (10) Cars

LOCATION OVERVIEW

Southeast corner of Clark and North 5th Street (also known as Hwy 94), an intersection with four way stop signs.

KW COMMERCIAL
16690 Swingley Ridge Rd.,
Suite 240
Chesterfield, MO 63017

EDWARD MYERS
Director
O: 636.534.8377
C: 314.494.8000
emyers@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



425 Clark St., Saint Charles, MO 63301



KW COMMERCIAL
16690 Swingley Ridge Rd.,
Suite 240
Chesterfield, MO 63017

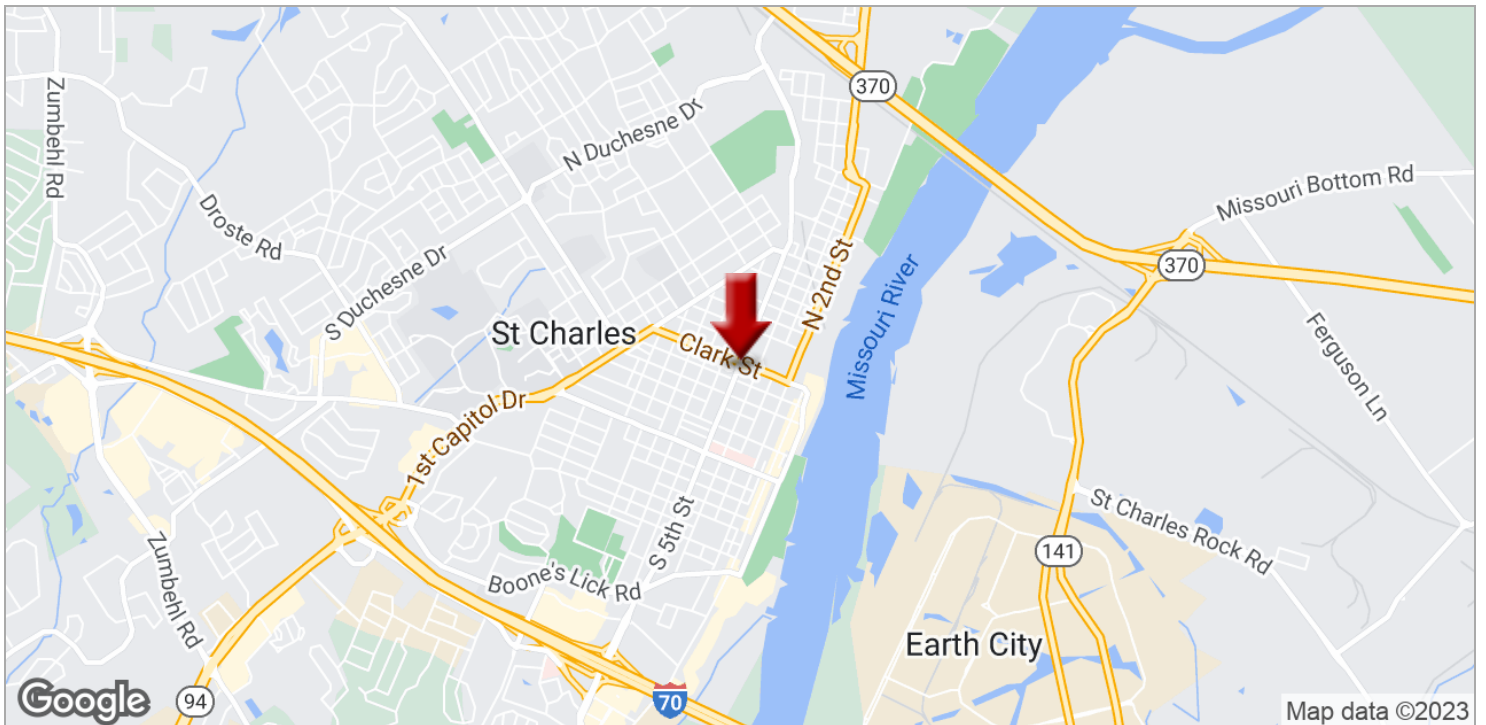
EDWARD MYERS
Director
O: 636.534.8377
C: 314.494.8000
emyers@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



425 Clark St., Saint Charles, MO 63301



KW COMMERCIAL
16690 Swingley Ridge Rd.,
Suite 240
Chesterfield, MO 63017

EDWARD MYERS
Director
O: 636.534.8377
C: 314.494.8000
emyers@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



425 Clark St., Saint Charles, MO 63301

SALE PRICE**\$599,000****LOCATION INFORMATION**

Street Address	425 Clark St.
City, State, Zip	Saint Charles, MO 63301
County/Township	Saint Charles
Cross Streets	North 5th Street (also known as Hwy 94)
Side Of Street	Southeast
Nearest Highway	I-70

BUILDING INFORMATION

Building Size	5,968 SF
Price / SF	\$100.37
Last Renovated	2008
Number Of Floors	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	CBD - Central Business District
Lot Size	12,496 SF
APN#	6-009D-B124-00-0006.000000
Lot Frontage	88
Lot Depth	142
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	10

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

KW COMMERCIAL
16690 Swingley Ridge Rd.,
Suite 240
Chesterfield, MO 63017

EDWARD MYERS
Director
O: 636.534.8377
C: 314.494.8000
emyers@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com