

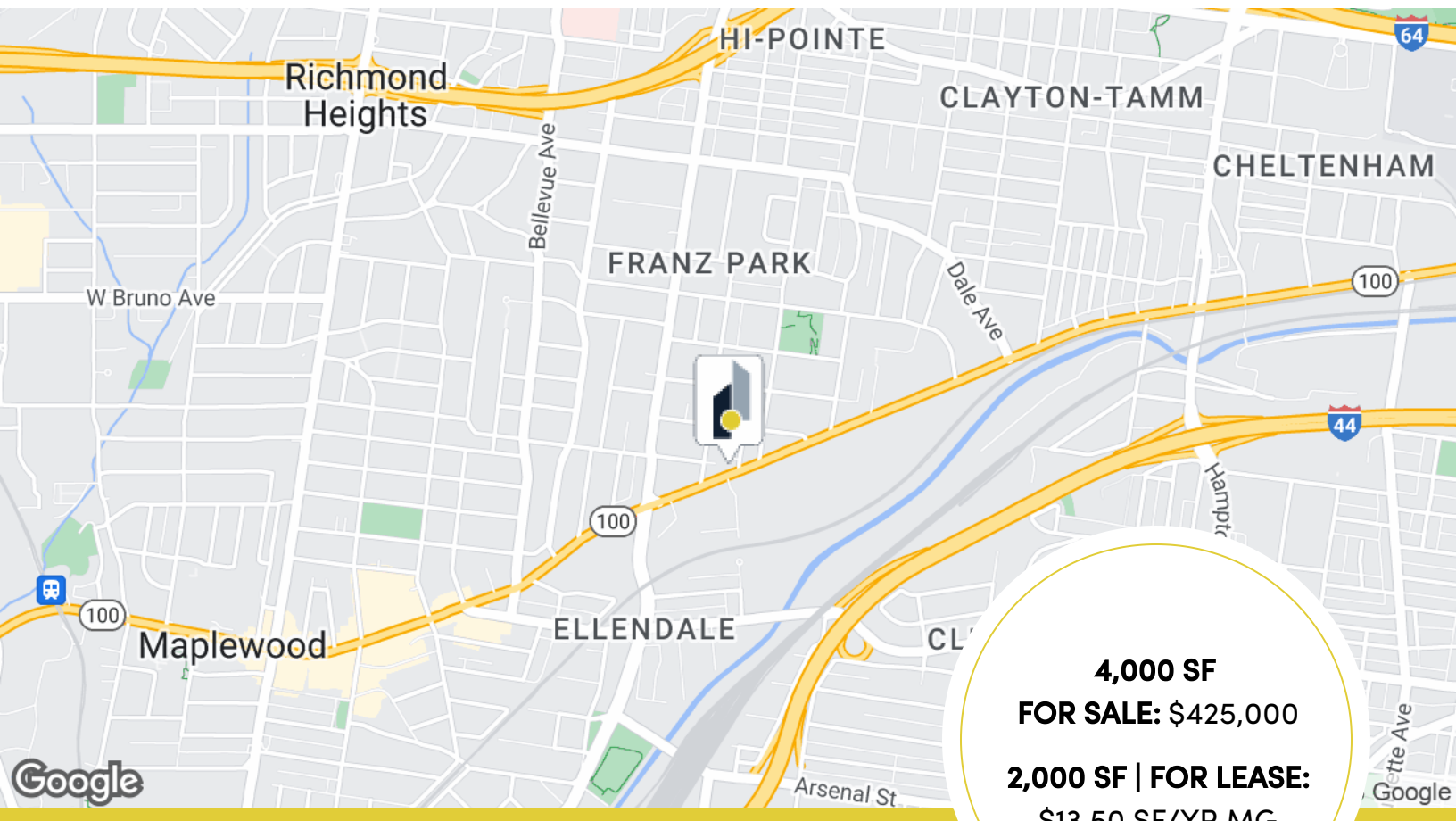


AVAILABLE

6831 Manchester Avenue | Saint Louis, MO 63143



6831 Manchester Avenue



Property Highlights

- 4,000 SF multi-tenant office building with 2,000 SF of vacant office space available
- Quick access to many Maplewood amenities including restaurants, convenient stores and boutique shops
- Lower-level tenant has successfully operated a daycare for over 17 years
- Excellent investment opportunity for an Owner/User to occupy the space
- Recent improvements including new HVAC, front doors, helitech waterproofing and aluminum roofing treatment

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



Broker Contacts



Dan Merlo, CCIM

Principal

(314) 270-5993

dmerlo@intcre.com