OFFERING MEMORANDUM

519 Madison St., St. Charles, MO 63301

519 MADISON ST

Saint Charles, MO 63301

PRESENTED BY:

WILL HOLMAN
O: 636.628.2111 x1112
will.holman@svn.com
MO #1999033650

SVN
HOLMAN PARTNERS

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	$275,000
BUILDING SIZE:	2,554 SF
LOT SIZE:	0.08 Acres
PRICE / SF:	$107.67
YEAR BUILT:	1929
ZONING:	AB2
MARKET:	St. Louis
SUBMARKET:	St. Charles
APN:	6-009D-B146-00-0002.0000000

PROPERTY OVERVIEW

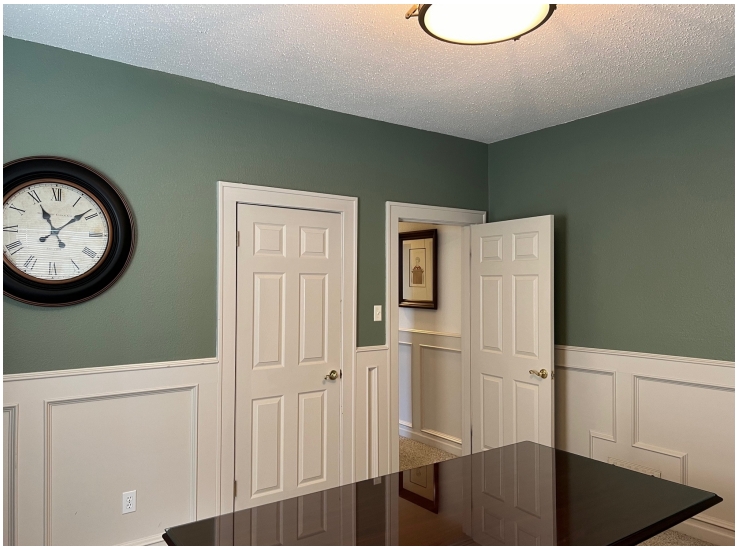
SVN | Holman Partners is pleased to present a 100% fee simple interest in a small office property located at 519 Madison St., St. Charles, MO 63301. The office, located in the heart of St. Charles, has a long history as a law office. The property is conveniently located just blocks from the St. Charles County Courthouse making it a prime location for a law office. The property consists of a 2,554 SF building on 0.08 +/- Acres with recent indoor renovations. The two-story property has room for 3+ offices, conference room, kitchen/breakroom, 2 restrooms, and a reception area (floor plan with approximate dimensions featured below). The property would be a great fit for an Owner-Occupant.

PROPERTY HIGHLIGHTS

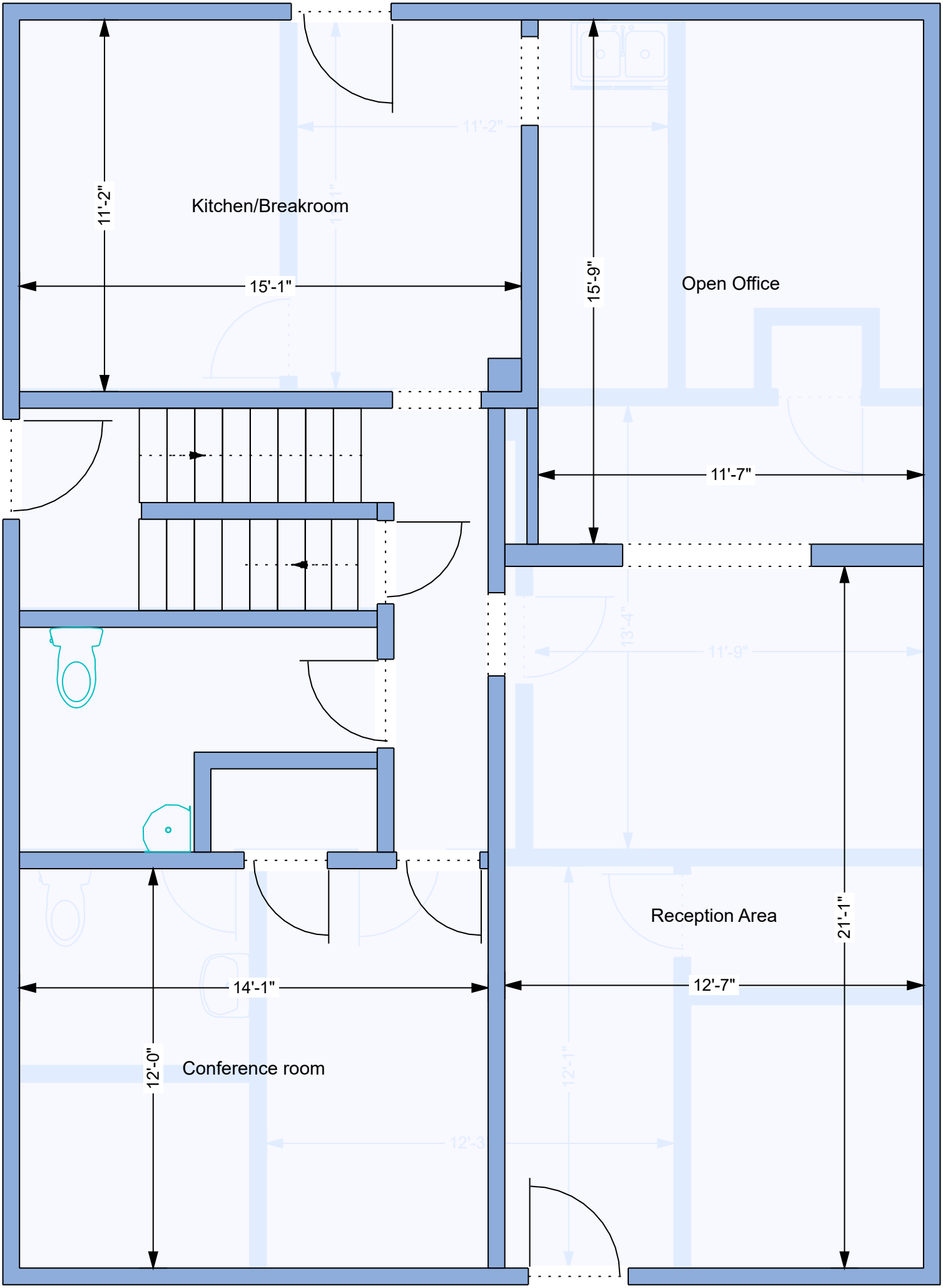
- Located in the Heart of St. Charles
- History as a Small Law Office
- Convenient Location to St. Charles County Courthouse
- Owner-Occupant Opportunity

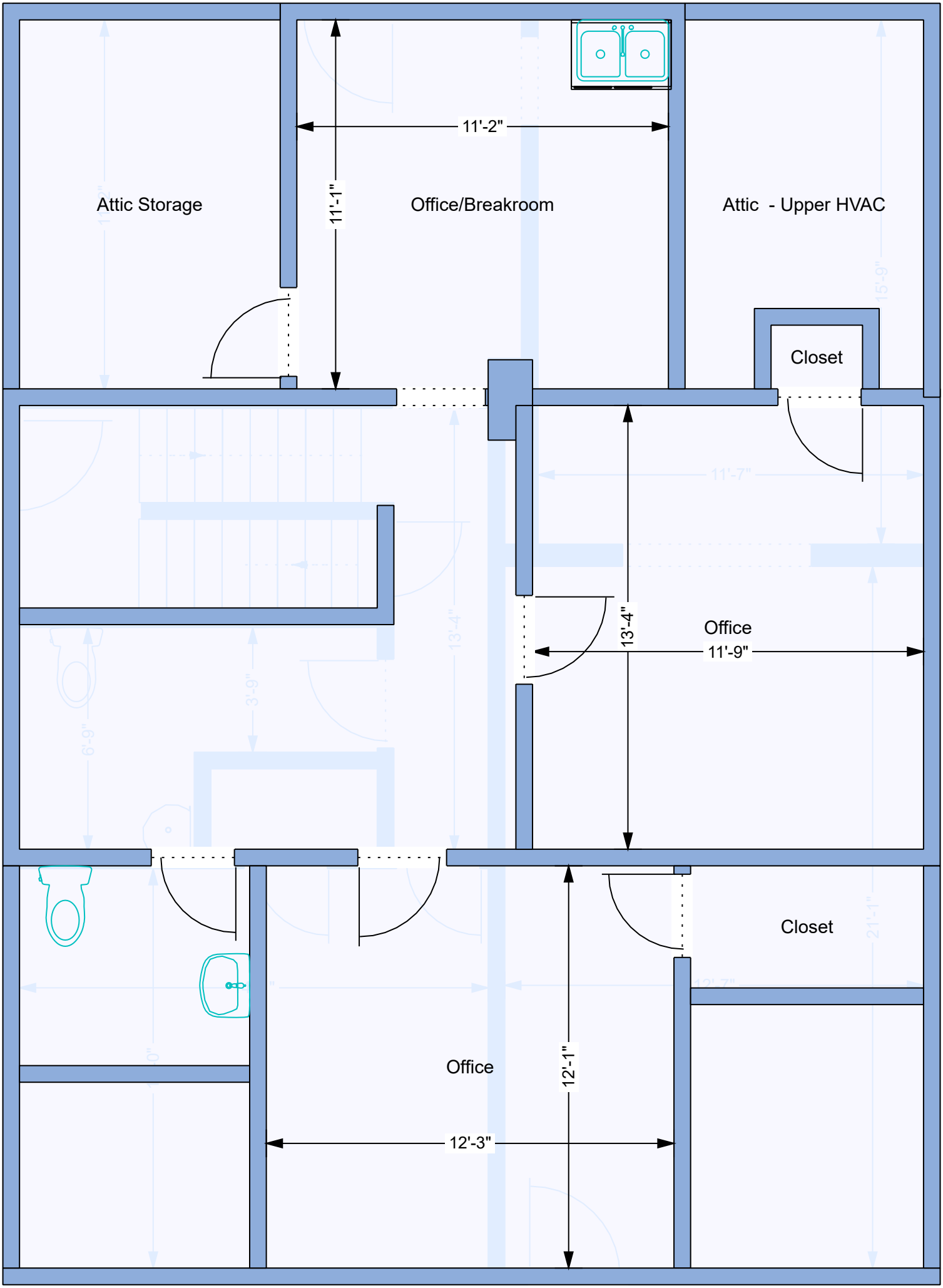
PHOTOS

PHOTOS

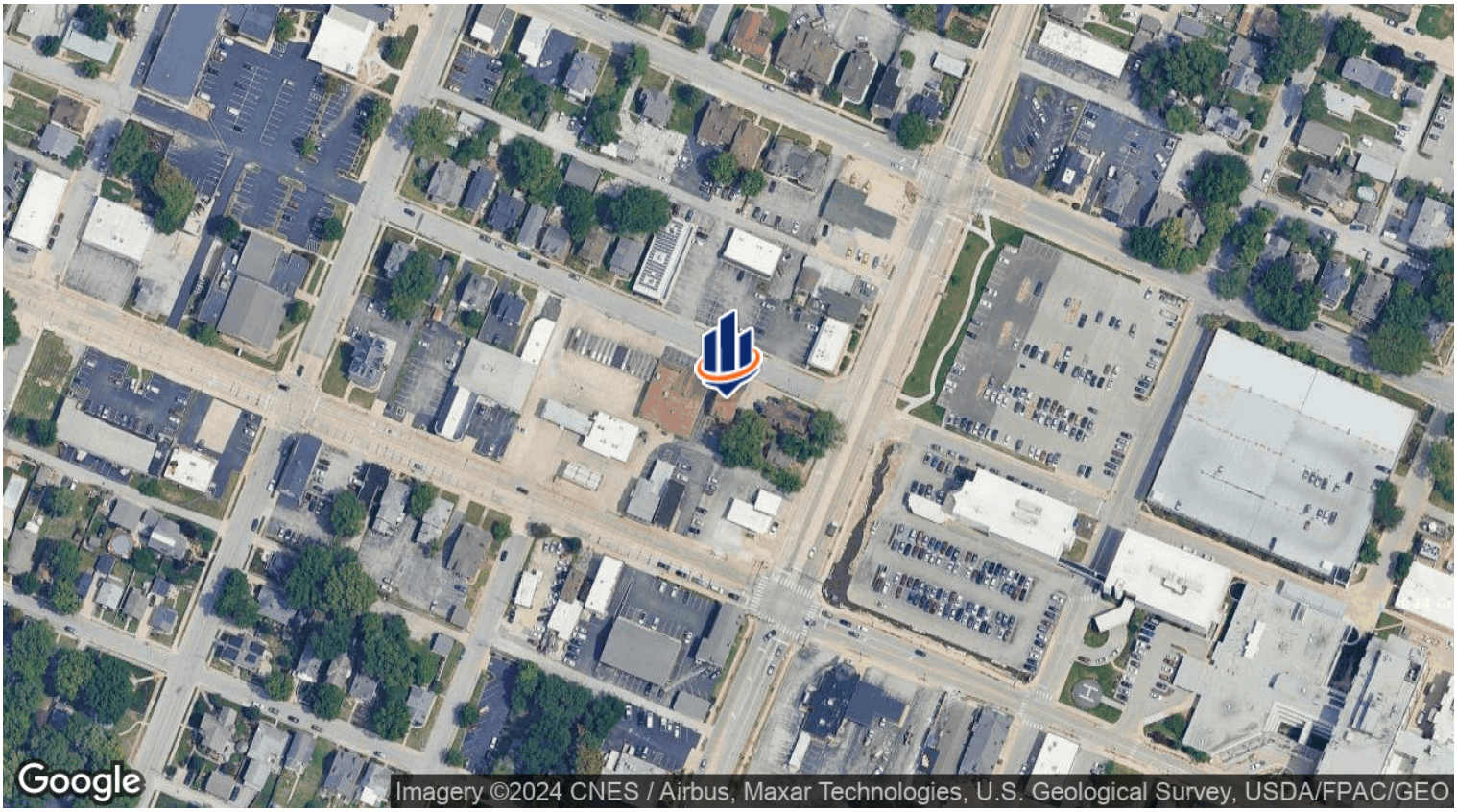


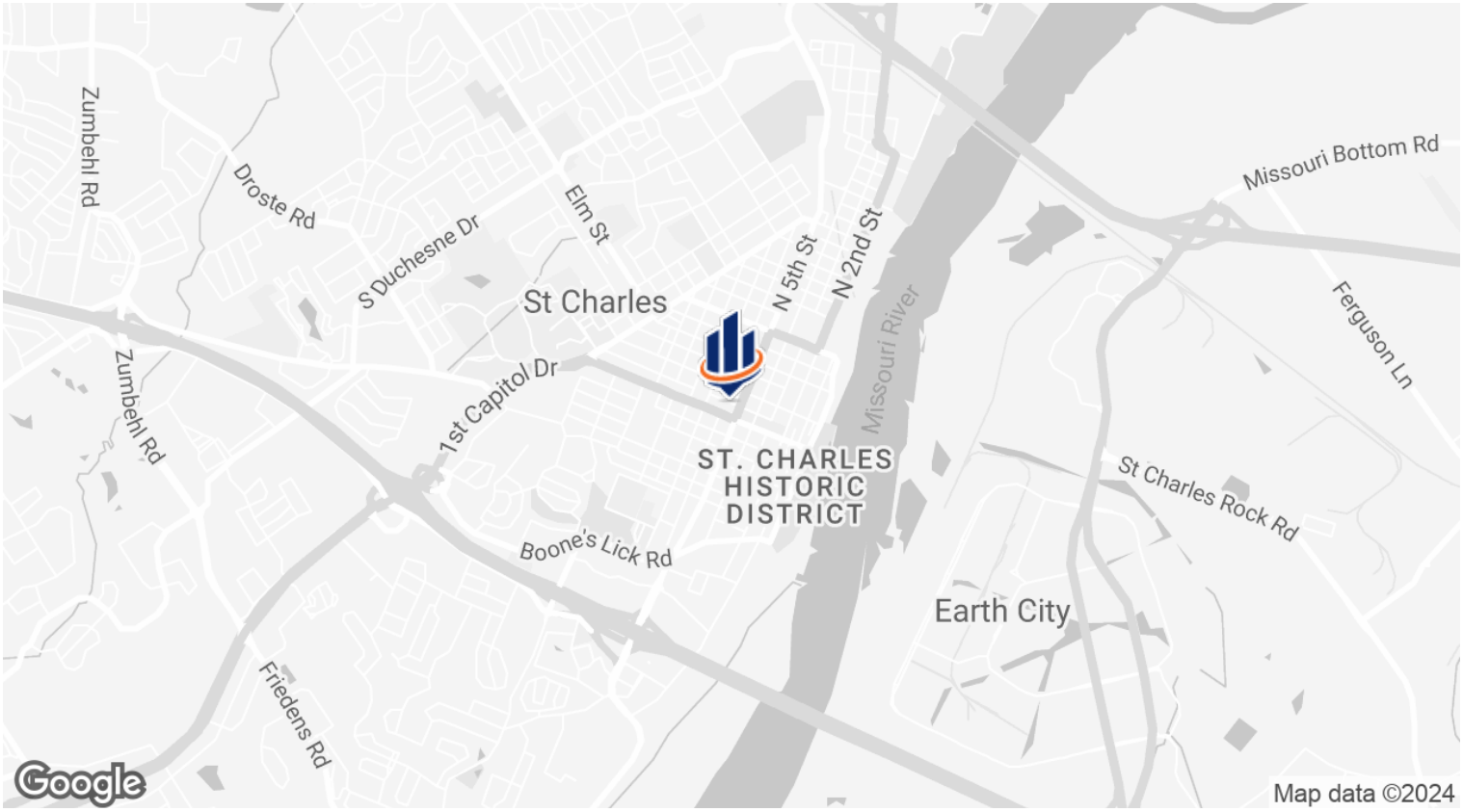
ADDITIONAL PHOTOS


Kitchen/Breakroom
11'-2"
15'-1"
Open Office
15'-9"
11'-7"
Reception Area
21'-1"
12'-7"
Conference room
12'-0"
14'-1"

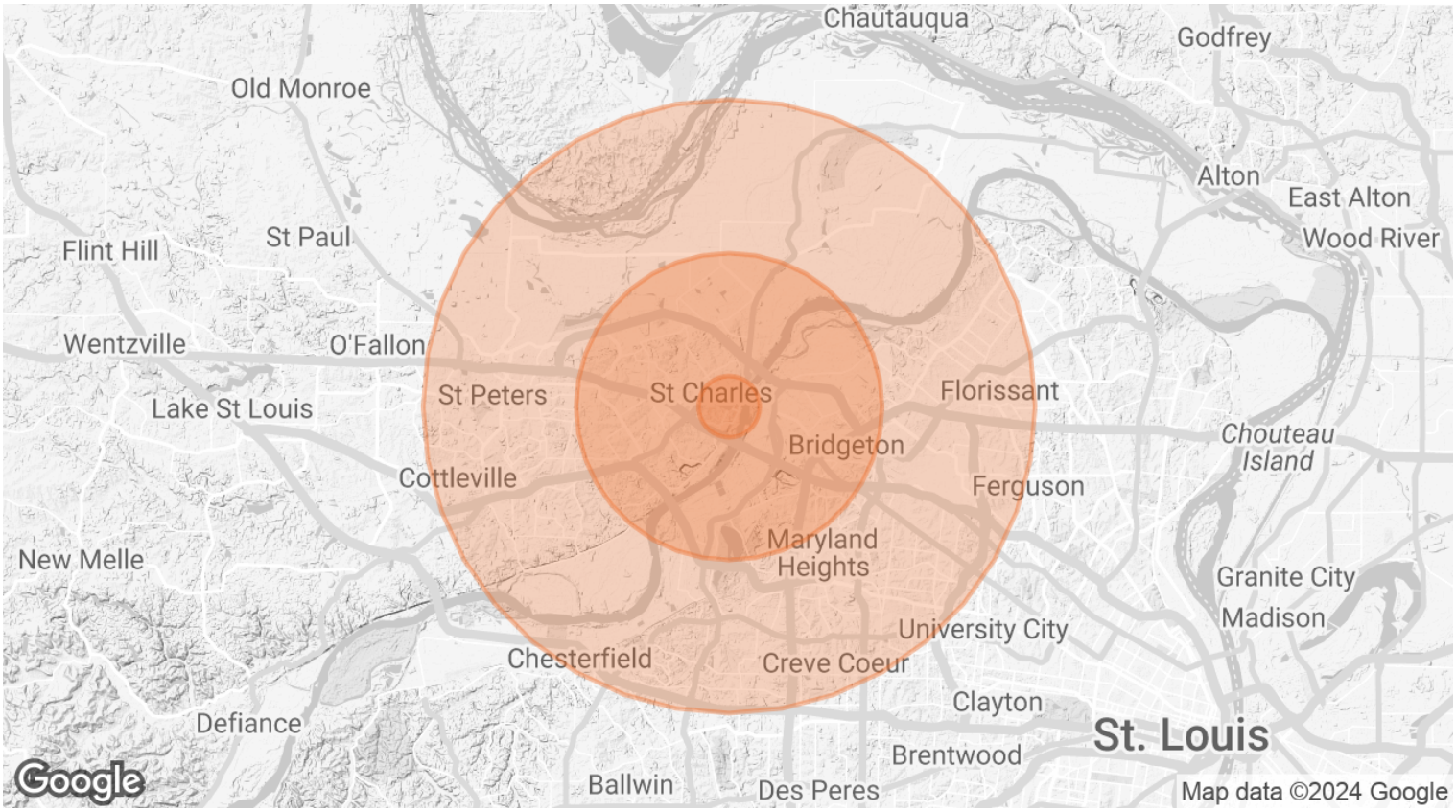

Attic Storage
11'-2"
11'-1"
Office/Breakroom
Attic - Upper HVAC
Closet
11'-7"
13'-4"
Office
11'-9"
Closet
Office
12'-1"
12'-3"

LOCATION MAP





DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,369	126,043	460,202
AVERAGE AGE	32.4	40.4	40.3
AVERAGE AGE (MALE)	34.1	39.5	38.9
AVERAGE AGE (FEMALE)	35.8	41.8	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,160	54,968	200,010
# OF PERSONS PER HH	2.7	2.3	2.3
AVERAGE HH INCOME	$63,944	$86,851	$87,610
AVERAGE HOUSE VALUE	$170,947	$195,491	$192,733

** Demographic data derived from 2020 ACS - US Census*

WILL HOLMAN

Managing Director

will.holman@svn.com

Direct: **636.628.2111 x1112** | Cell: **636.734.1815**

MO #1999033650

PROFESSIONAL BACKGROUND

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars ($1,600,000,000) in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

MEMBERSHIPS

National Association of Realtor
Missouri Association of Realtors
Accredited CE instructor Missouri Real Estate Commission

SVN | Holman Partners
4660 Mexico Road
St. Peters, MO 63376
636.628.2111

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.