

**For Sale 4,521 sf Building on 2 acres ml**



**Property Info:**

**Category:**

Retail

**List Price:**

\$1,300,000.00

**Price Per:**

N/A

**Lot Acreage:**

2.07

**Lot Sqft:**

90,169

**Type:**

Sale

**Utilities:**

At Site

**Zoning:**

Commercial

9295 Mexico Rd  
O'Fallon, MO 63366

Building, Land & Business Price \$1,300,000

Building & Land Price \$1,100,000

Business only Price \$200,000

- \* 4,521 sf building on 2 acre Corner Lot
  - \* 26 private parking spaces on lighted lot
  - \* 5 large private offices 3 semi private
  - \* Kitchen/stove break room area
  - \* 2 acres ml for expansion
  - \* Large open area could easily convert to private offices
  - \* Easy access from HWY 70 or HWY 40
- Great location for general office use, medical, dental, legal or for retail store.

Call Tony Davis 314-795-5014

**Contact:**

Tony Davis

410 Crestview Dr

314-795-5014

tonydavis@gotolpi.com

410 Crestview Drive

O'Fallon, MO 63366

p: 636-272-4200

f: 636-272-4205

www.gotolpi.com