

8434 Page Ave  
**VINITA PARK, MO**

## FREESTANDING OFFICE BUILDING FOR SALE



**\$189,000 | 7 Minutes to Airport | 11 Minutes to Clayton Business District**



### PROPERTY HIGHLIGHTS

- Ideal For Owner/User/Investor
- 2-Story Office/ Apartment Building
- Proforma Cap Rate 9.27%
- Gut Rehabbed in 2011
- Major Interior/Exterior Updates include;
- New Electrical Panels, New AC units, New Roof, Windows, Gutters, Soffit, Facia, and more
- 1st Floor Built out for Therapist Office in 2011
- 2nd Floor Built out as 4-bedroom apartment-currently leased as an office



For more information, please contact:



### HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

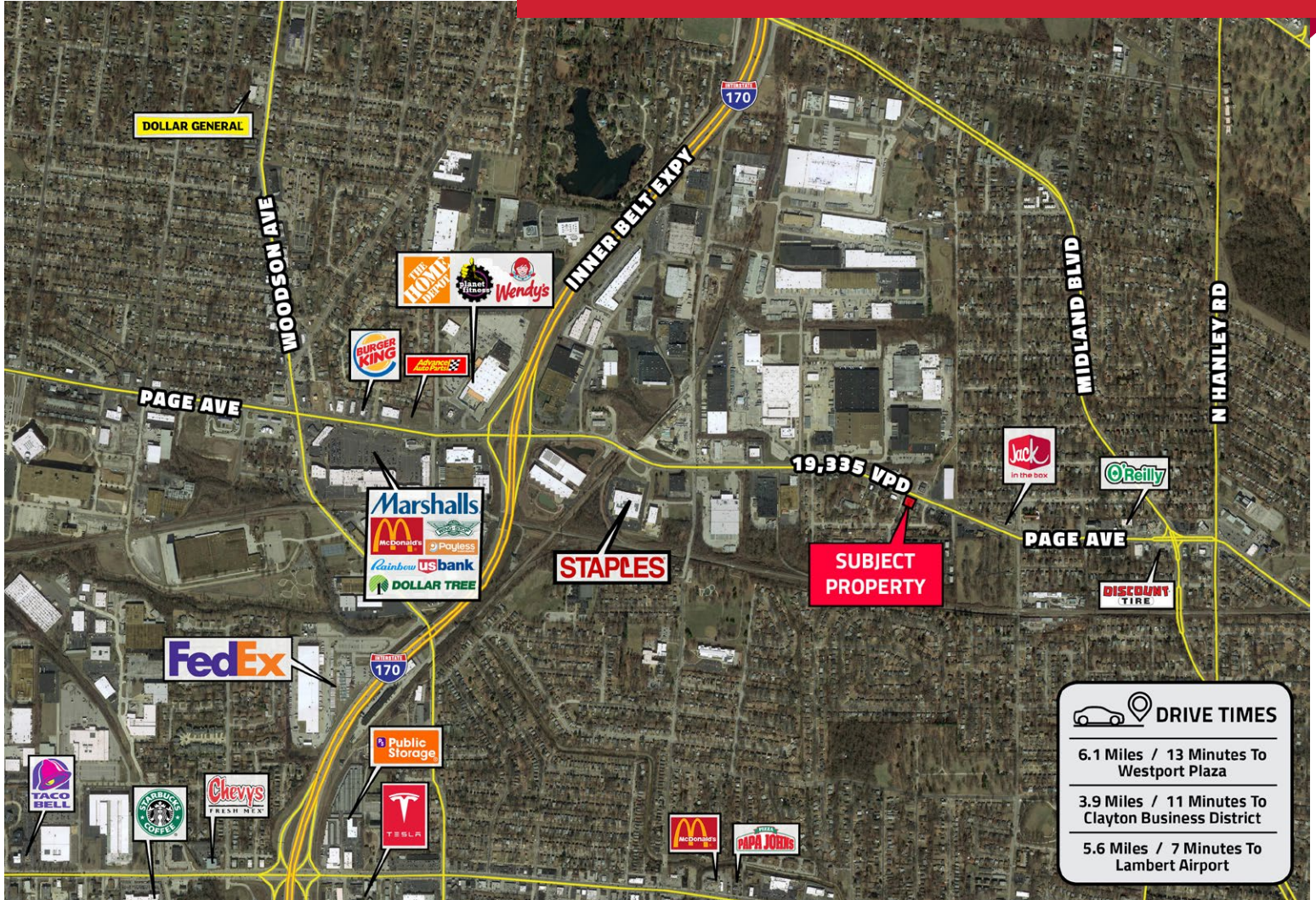
E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



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**DEMOGRAPHICS:**

	1-MILE	3-MILE	5-MILE
Population	10,736	114,352	282,688
Households	4,493	47,139	118,531
Average HH Income	\$54,182	\$81,440	\$79,074
Number of Business	390	5,423	12,039
Number of Employees	7,886	99,333	212,506



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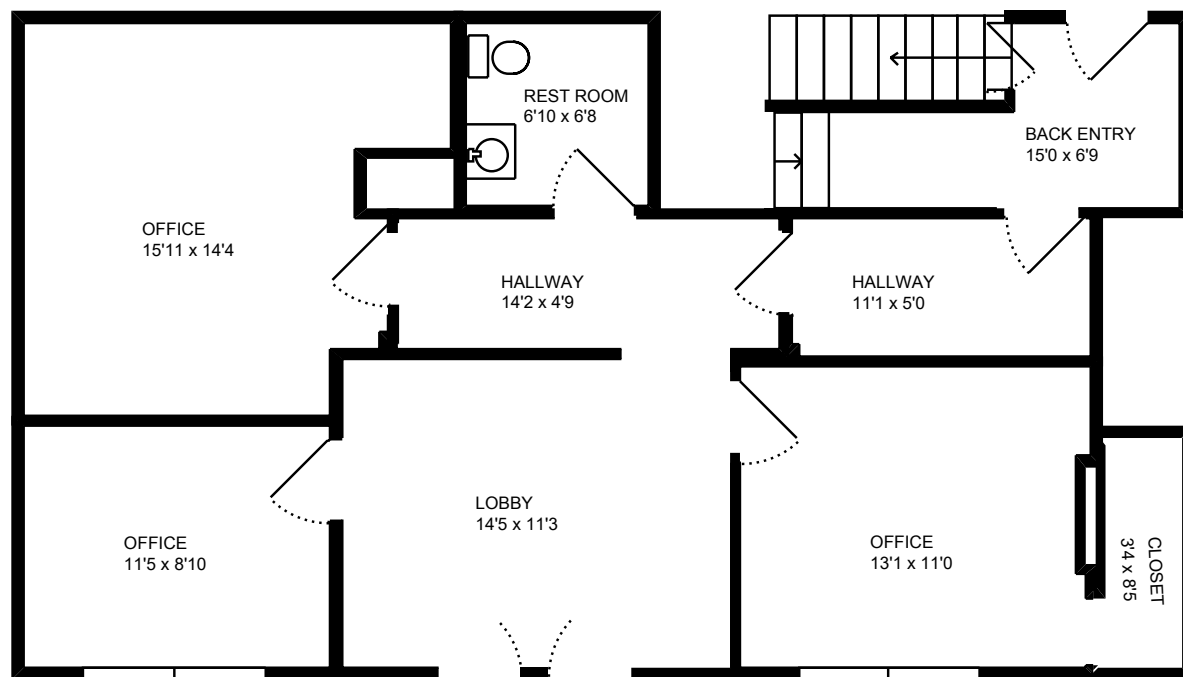
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**1<sup>ST</sup> FLOOR**



- 1191 SF Floor Plate
- Gut Rehabbed in 2011
- Electrical-Wiring, 200-Amp panel, Fluorescent Lighting
- Plumbing-ADA Restroom and more
- Suspended Ceilings
- Drywall
- Floorings
- ADA Compliance-Entrance Doors and Concrete Access Ramp
- Build out includes 3-Private Offices
- Ceiling Fans each Office
- Interior Rear Stairway to 2nd-Floor



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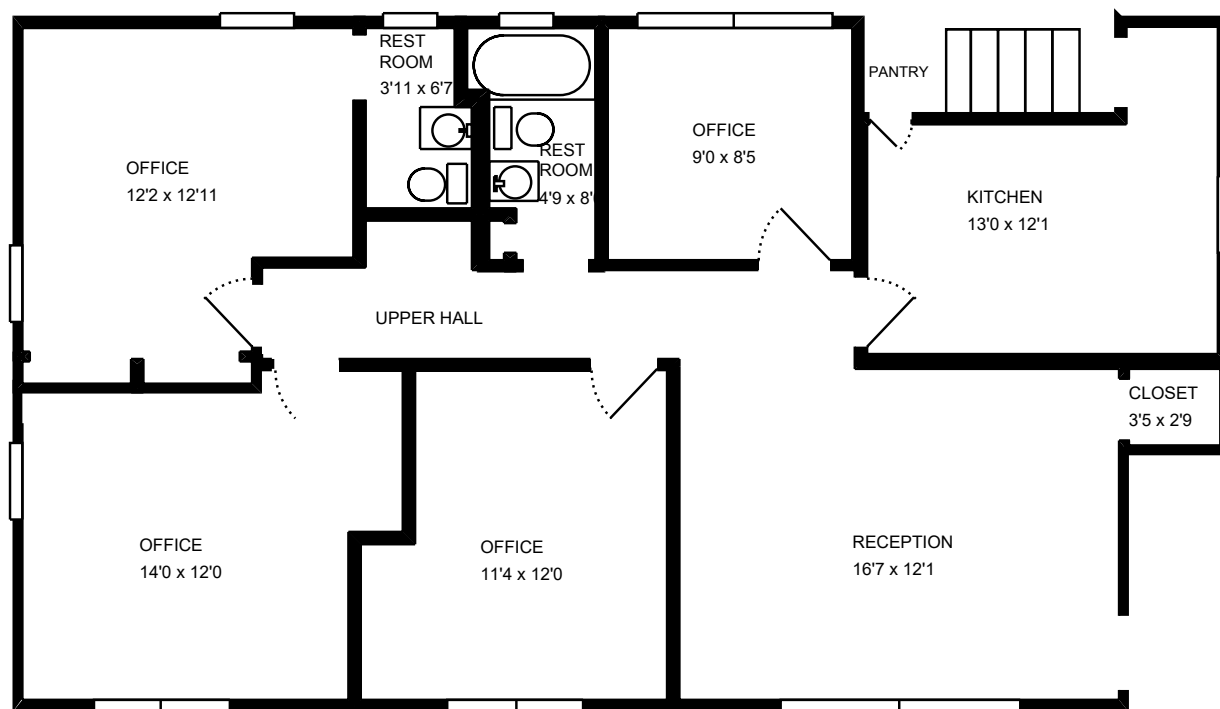
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**2<sup>ND</sup> FLOOR**



- Designed as 4-Bedroom 1 ½ Bath Apartment
- Current use as a Business Offices
- Side Front Exterior Entrance Door
- Full Kitchen
- Ceiling Fans
- New Insulated Glass Windows-2013
- New 3-Ton AC-2015
- New Interior wainscot walls and carpet 2014



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