

FOR SALE

11 GARVEY PARKWAY, ST. CHARLES, MO 63303



\$2,450,000

EXCELLENT INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Free Standing Brick Building - 6,676 Sq Ft
- 100% occupied - Medical User - Lease expires 2032
- Great for 1031 Exchange
- 32 parking spaces
- Built in 2005
- Easy Access to Hwy 364 & Hwy 94
- Minutes from I-70
- Motivated Seller!

kw REALTY
WEST
KELLERWILLIAMS.

Broker: 636-229-8500
Each Office is Independently Owned and Operated.

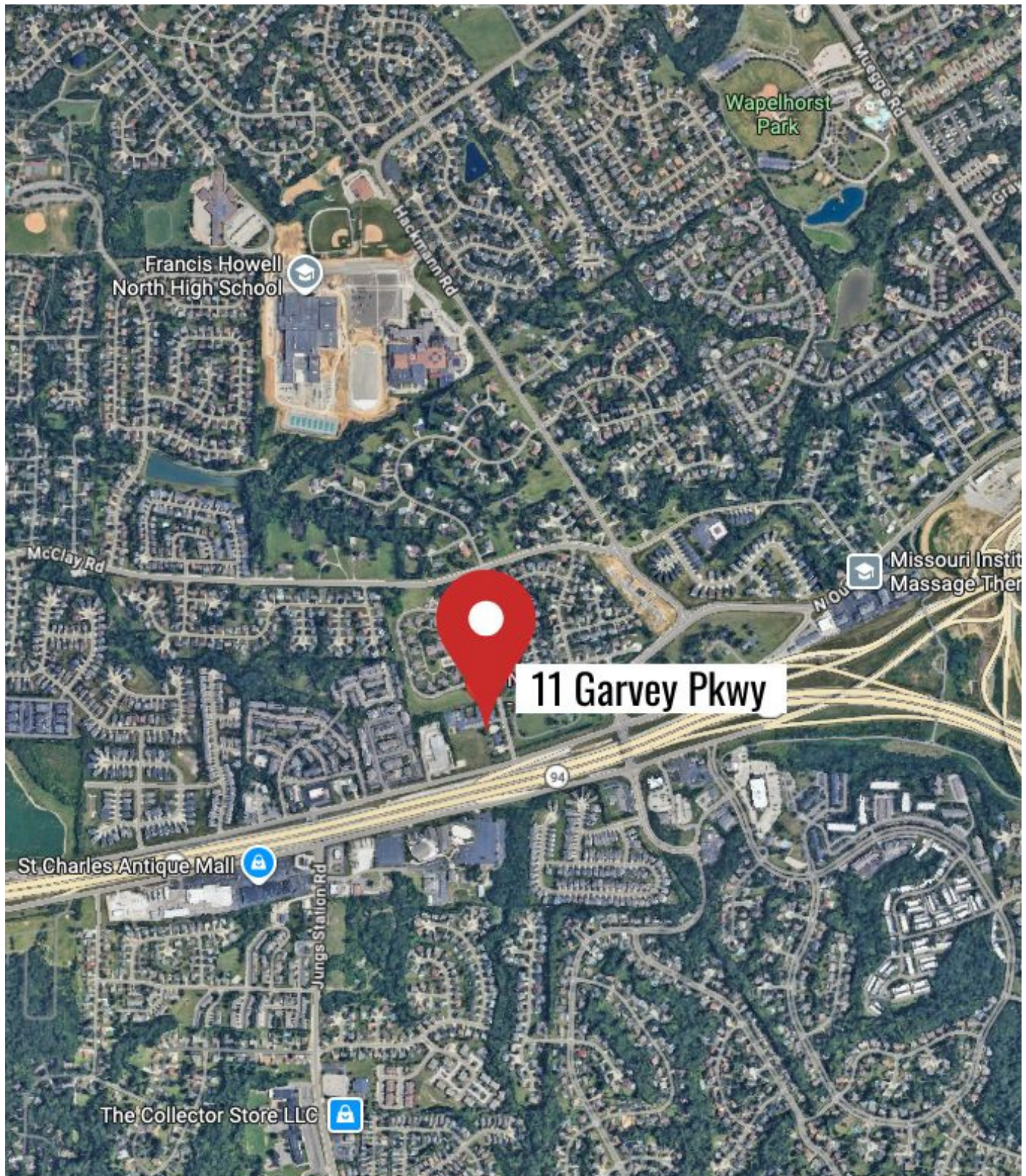
DENISE O'MARA, REALTOR® Licensed in Missouri

☎ 314.565-2386 ✉ domara@kw.com

BROKER OFFICE: 111 UNGERBOECK PARK, O'FALLON, MO 63368

The information contained herein has been obtained by the owner of the property or from other sources deemed to be reliable. However, CWG Commercial makes no representation or warranty with respect to so much information or any environmental or other condition of the property. All interested parties are advised to confirm any pertinent information by its own independent investigation. All information contained herein is subject to change without notice.

AERIAL/LOCATION MAP



Denise O'Mara • 314.565.2386 • Keller Williams Realty West

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