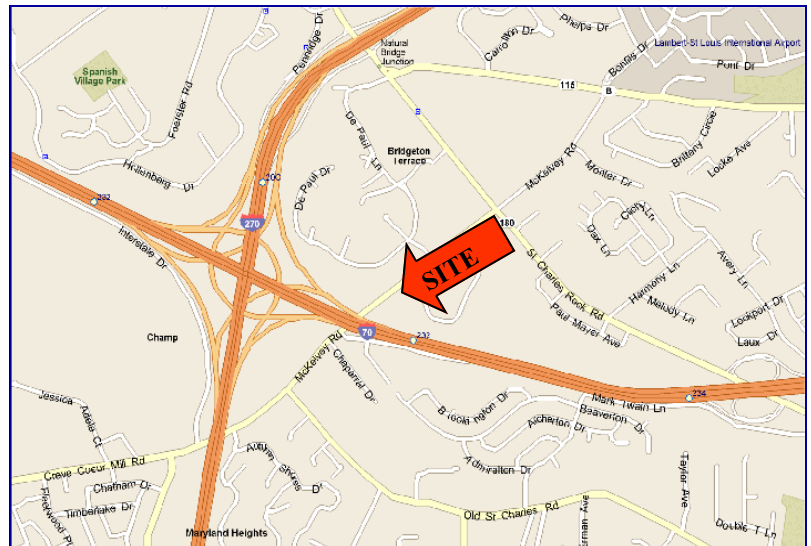


3394 McKelvey Road, Unit #114 Bridgeton, Missouri 63044



**For Sale
\$35,000**
**Owner open to
1 yr—Lease/
Purchase**

- ◆ 828 +/- sf office condo with 673 +/- sf usable
- ◆ Conveniently located unit with waiting/staff area + 2 private offices.
- ◆ Close proximity to intersection of I-270 and I-70 across from DePaul Health Center!
- ◆ Owner will sell the office furniture.



	DEMOGRAPHICS		
	1 Mile	3 Mile	5 Mile
Population	6,034	43,775	146,934
Household			
Income (Avg)	\$72,185	\$65,992	\$65,337

**Traffic Counts 111,842 ADT (ADOT)
@I-70 & McKelvey Road**



For more information please contact
DAVID WRIGHT
314.652.7000 x 109
314.422.1689 cell

1000 Macklind Avenue, St. Louis, MO 63110
www.kaplanrealestate.com

The above information was obtained from sources considered reliable, however, broker does not guarantee its accuracy nor warrant or represent its accuracy.

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