

Ambulatory Surgery Center Available in St. Louis

10012 Manchester Road, St. Louis, Missouri 63122
St. Louis County

Collin Fischer - CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com



Basic Details

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|-----------------------|--|
| Listing No: | 2894 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Office, Office - Medical, Special Purpose - Healthcare |
| Building Size (Sqft): | 5,375 Sqft. |
| Total Sqft Available: | 5,375 Sqft. |
| Sale Price: | \$3,850,000 |
| Sale Price Per Sqft: | \$716.28 |

Address

| | |
|----------------|------------|
| Country: | US |
| State: | MO |
| County: | St. Louis |
| City: | St. Louis |
| Zipcode: | 63122 |
| Street Number: | 10012 |
| Street: | Manchester |
| Street Suffix: | Road |

Square Foot Information

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|-----------------------|-------------|
| Building Total Sqft: | 5,375 Sqft. |
| Total Sqft Available: | 5,375 Sqft. |
| Direct Lease: | 5,375 Sqft. |

Property Information

| | |
|----------------|----------------------------|
| Parcel No: | 22L411201 |
| Zoning: | C-3 |
| Prior Use: | Ambulatory Surgical Center |
| Survey: | Yes |
| Property Tax: | \$28,915 |
| Tax Year: | 2023 |
| Traffic Count: | 31,000 |

Structural Data

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|----------------|-------|
| Year Built: | 1962 |
| Rehab Year: | 2018 |
| Class: | C |
| Clearance Min: | 7 ft |
| Clearance Max: | 10 ft |
| Roof: | Flat |
| Floors: | 1 |

Land Measurements

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|-----------|--------------|
| Acres: | 0.81 Acre(s) |
| Frontage: | 135 ft |
| Depth: | 394 ft |

Transportation

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|-------------|-----------|
| Interstate: | I-64/I-44 |
|-------------|-----------|