

## 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

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

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

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

## Land Measurements

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

## Transportation

Interstate:	I-64/I-44
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