



FOR SALE OR LEASE

106 S. Elam Avenue
Valley Park, MO 63088

FOR MORE INFORMATION

Steve Bahn

Steve@bahnrealty.com
314.503-7601

Nick Bahn

Nick@bahnrealty.com
314.322.2020



106 S. ELAM AVE.
Valley Park, MO 63088

- 4.99 Acres
- Zoned C-2 and I-1
- 2 Buildings
 - A: 14,400 SF; four overhead 22' drive-in doors; 24' ceilings
 - B: 7,200 SF; one 24' drive-in door; 16' ceilings
- 24 concrete material bins
- 40 x 60 covered material shed
- Entire site is paved and fenced
- Building A has 5 private offices, breakroom, showroom and bathroom
- 120/ 208 and 277/480 V service
- All utilities
- Available 6/30/23

Sale Price: \$2,300,00.00

Lease Rate: \$13,500.00/ NNN





