

**3891 Jeffco Blvd.**

*(Between Richardson Rd. & Telegraph)*

**Arnold, MO 63010**

**FOR SALE: RETAIL FACILITY**

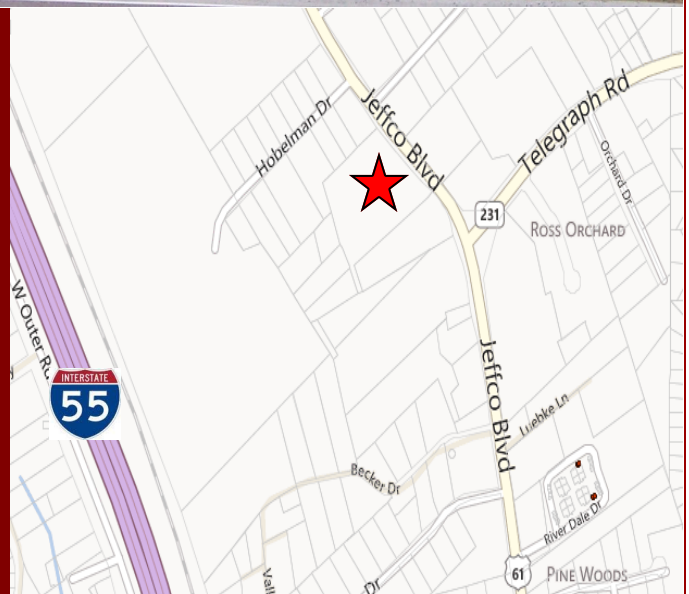
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### Property Features

- 1,012 square foot building/small storage shed
- Located on .50 acres
- 22 paved parking spaces
- Zoned "C-2"
- Located between Richardson Road and Telegraph Road
- Convenient Jefferson County location
- ADT: 15,973 per day
- 2015 Taxes: \$2,327
- Lease Rate: \$3,000.00/Month NNN
- ◆ **SALE PRICE: \$195,000.00**



*Call Steve or Nick Bahn for More Information*