

BACK ON MARKET


ST. LOUIS RV STORAGE

1500 S OUTER ROAD

EUREKA, MO 63025

PRICE REDUCED:

~~\$1,999,999.00~~ \$1,750,000.00

STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES

1500 S Outer Road

OFFERING SUMMARY

- Great opportunity for an RV Storage Investor, Business Owner/Operator that needs Outdoor Storage, or a combination of the two
- 5.0 Acres with 2 buildings totaling 31,350 SF of Coverage
- Excellent visibility from Highway 44 with over 90K Vehicles Per Day
- Digital keypad and gated/fenced entry system
- 16 security cameras onsite, alarm system, and audio/speaker system
- Zoned Commercial with special use permit for Outdoor Storage
- Utilities to site: electric, water, and MSD sewer
- 1.5 acres raised up out of floodplain
- 2024 Taxes: \$31,440

BRIAN MCCUNE

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com

STEVE BAHN

314.503.7601 (CELL)

314.849.5858 (OFFICE)

Steve@bahnrealty.com



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



1500 S Outer Road

PROPERTY DETAILS & LOCATION

BRIAN MCCUNE

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com

STEVE BAHN

314.503.7601 (CELL)

314.849.5858 (OFFICE)

Steve@bahnrealty.com



Property Overview

- Building #1: **15,675 SF** Service Shop + Covered Parking with electric
 - o Service Shop
 - 3,575 SF shop + 290 SF office
 - (3) 14' Overhead Doors + (1) 10' Overhead Door
 - Fully insulated, heated, 2 bathrooms, and upstairs office
 - 16' Clear Height in service shop bays
- Building #2: **15,675 SF** Warehouse
 - o (2) 12' H x 18' W Sliding Doors
 - o 12' Clear Height



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



1500 S Outer Road

PROPERTY DETAILS & LOCATION

BRIAN MCCUNE

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com

STEVE BAHN

314.503.7601 (CELL)

314.849.5858 (OFFICE)

Steve@bahnrealty.com



St. Louis RV Storage

Current Occupancy (July 2025) = 51%

- 101 out of 200 spaces currently leased
 - o 10 Covered: average = \$153/mo
 - o 29 Enclosed: average = \$88/mo
 - o 62 Outdoor: average = \$81/mo
- Rent Roll and P&L upon receiving signed NDA



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



