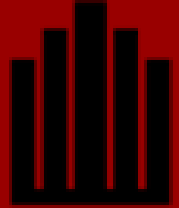


9345 Olive Blvd · Olivette MO · 63132

FOR SALE : \$1,199,000

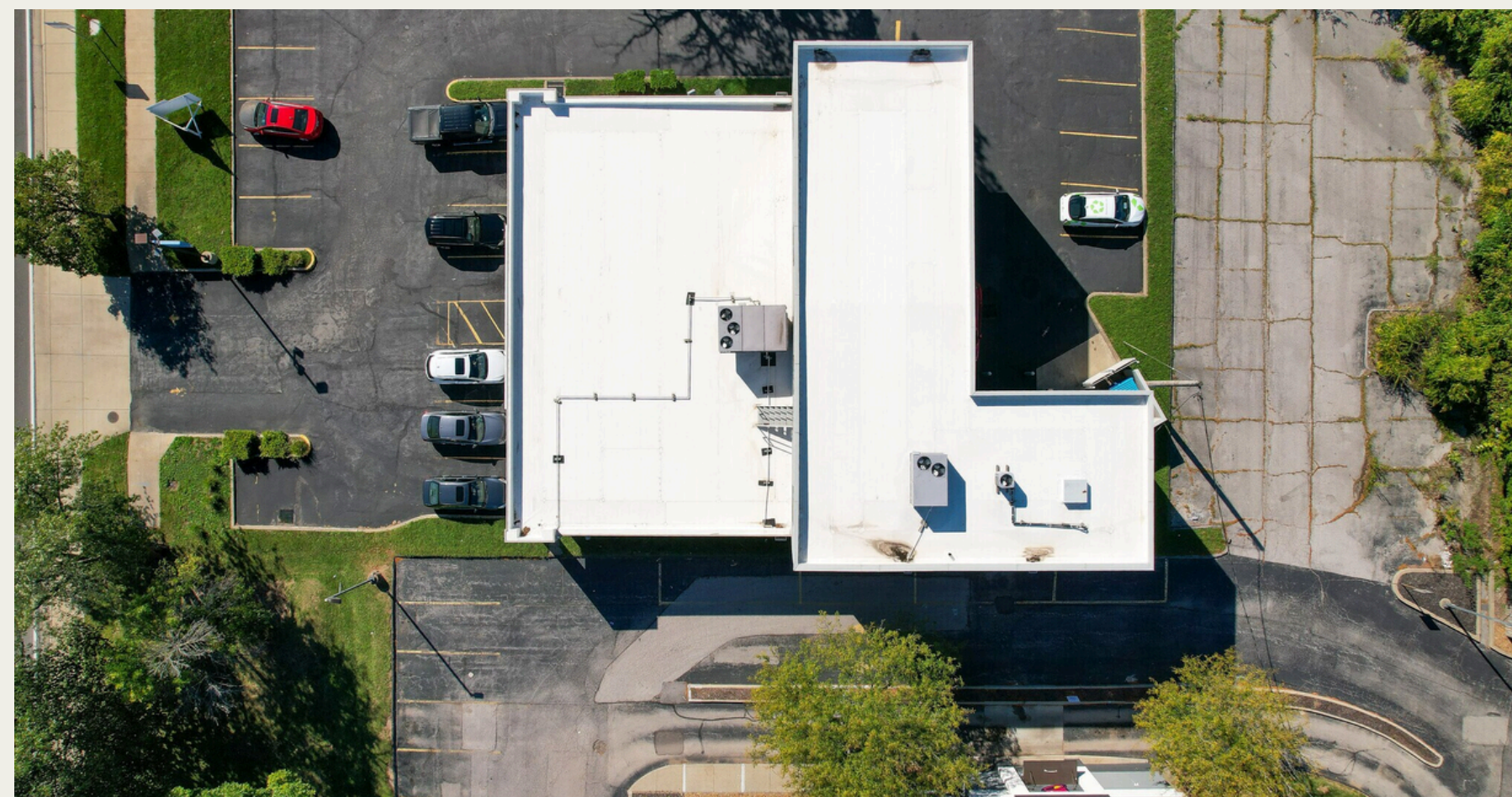




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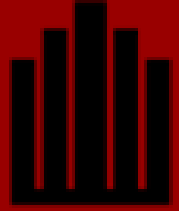
PROPERTY HIGHLIGHTS

- 7,701 SF Retail building on 0.54 acres in the growing Olivette submarket
- Open floorplan ideal for a variety of retail, commercial, or service business uses
- Prime location with immediate access to Hwy 170
- 130' of frontage along Olive Boulevard with visibility to 26,000+ vehicles per day
- Located just 0.3 miles west of the new Olive Crossing mixed-use development
- Includes freight elevator providing access to the second-level warehouse space
- 32 striped parking spaces on-site
- Surrounded by national and regional retailers including Costco, ALDI, Dierberg's (coming soon), Chick-fil-A, Chipotle, Taco Bell, Raising Cane's, and more
- Zoned 42COR accommodating a broad range of commercial, retail, and office uses
- 2024 Property Taxes: \$26,050



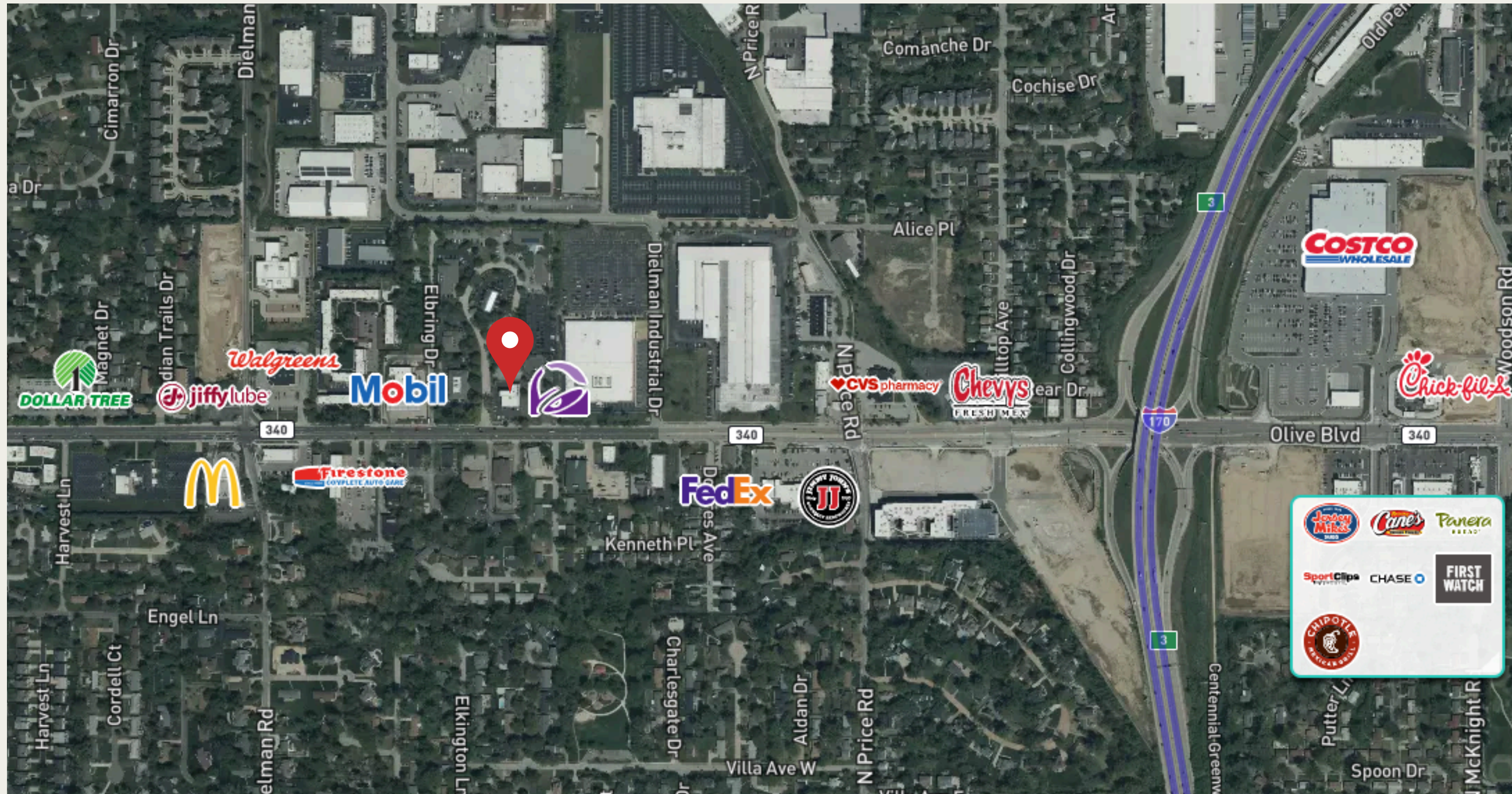






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