

10838 Olive Blvd · Creve Coeur MO, 63141

FOR SALE: \$20/SF



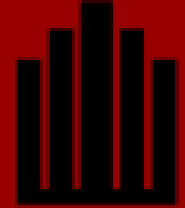


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PROPERTY FEATURES

- ±0.56-acre parcel located in the sought-after Creve Coeur submarket
- Approximately 100 feet of frontage along high-visibility Olive Boulevard
- Over 25,000 vehicles per day (VPD) on Olive Boulevard
- Positioned just West of the new Olia Village mixed-use development
- Full utility access to site, including water, sewer, electric, and gas
- Excellent opportunity for retail, office, medical office, or many other potential uses
- Zoned “C – Single Family Residential”; adjacent to commercial parcels with strong potential for rezoning





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PART OF LOT 24 OF OLIVE CREST
PLAT BOOK: 13 PAGE: 42 ST. LOUIS COUNTY, MO

LOT 22
 PROPERTY S/4 OF
 Marcella, Charles D & Mary F S/W
 S.E. 17065, PG. 2478

LOT 23
 PROPERTY S/4 OF
 Taylor, Gary A & Joseph E S/W
 S.E. 17064, PG. 2478

LOT 24
 236.4712 S.F.

LOT 25
 PROPERTY S/4 OF
 J.E. 17063, PG. 2477

LOT 26

LARKIN AVENUE 40' W

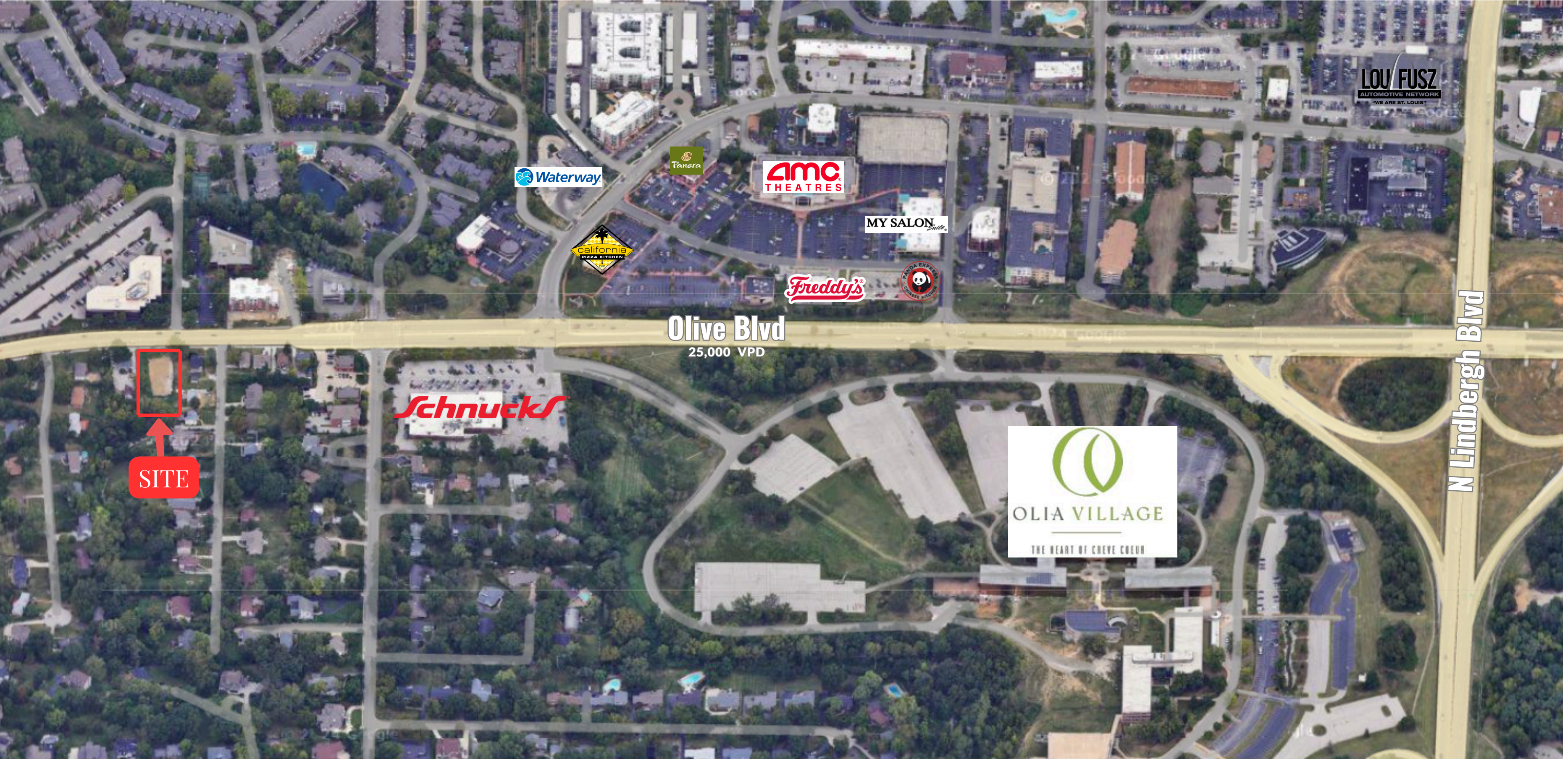
**OLIVE STREET ROAD
 (VARIABLE WIDTH)**

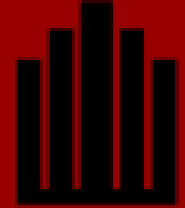
**STORM LAKE
 PLAT BOOK 17 PAGE 14
 LOT 1**

SCALE 1" = 30 FT



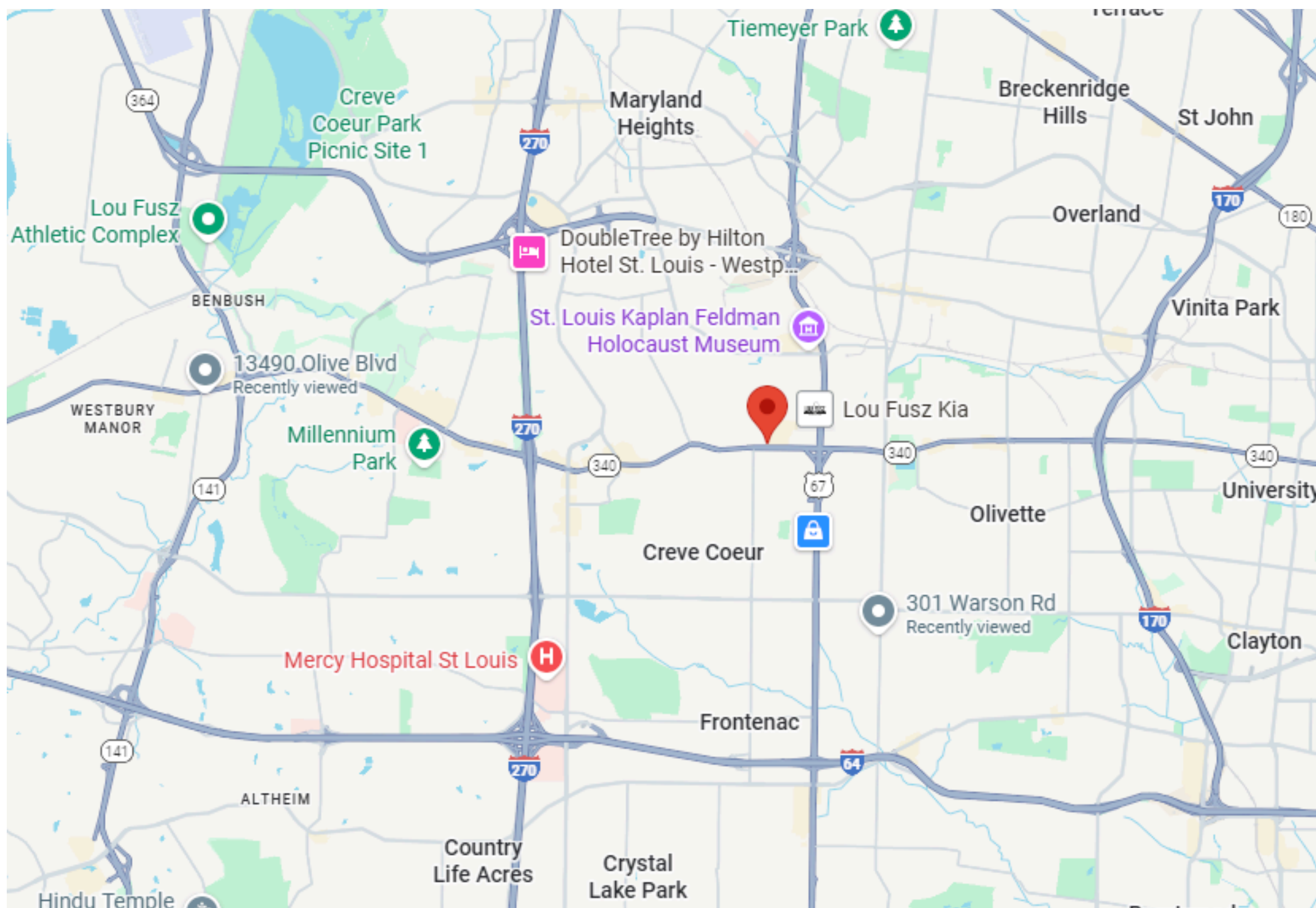
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LOCATION



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