

10838 Olive Blvd • Creve Coeur MO, 63141

FOR SALE: \$20/SF

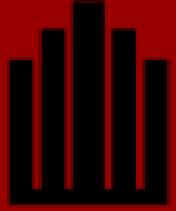




## PROPERTY FEATURES

- ±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

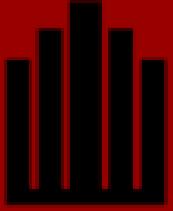




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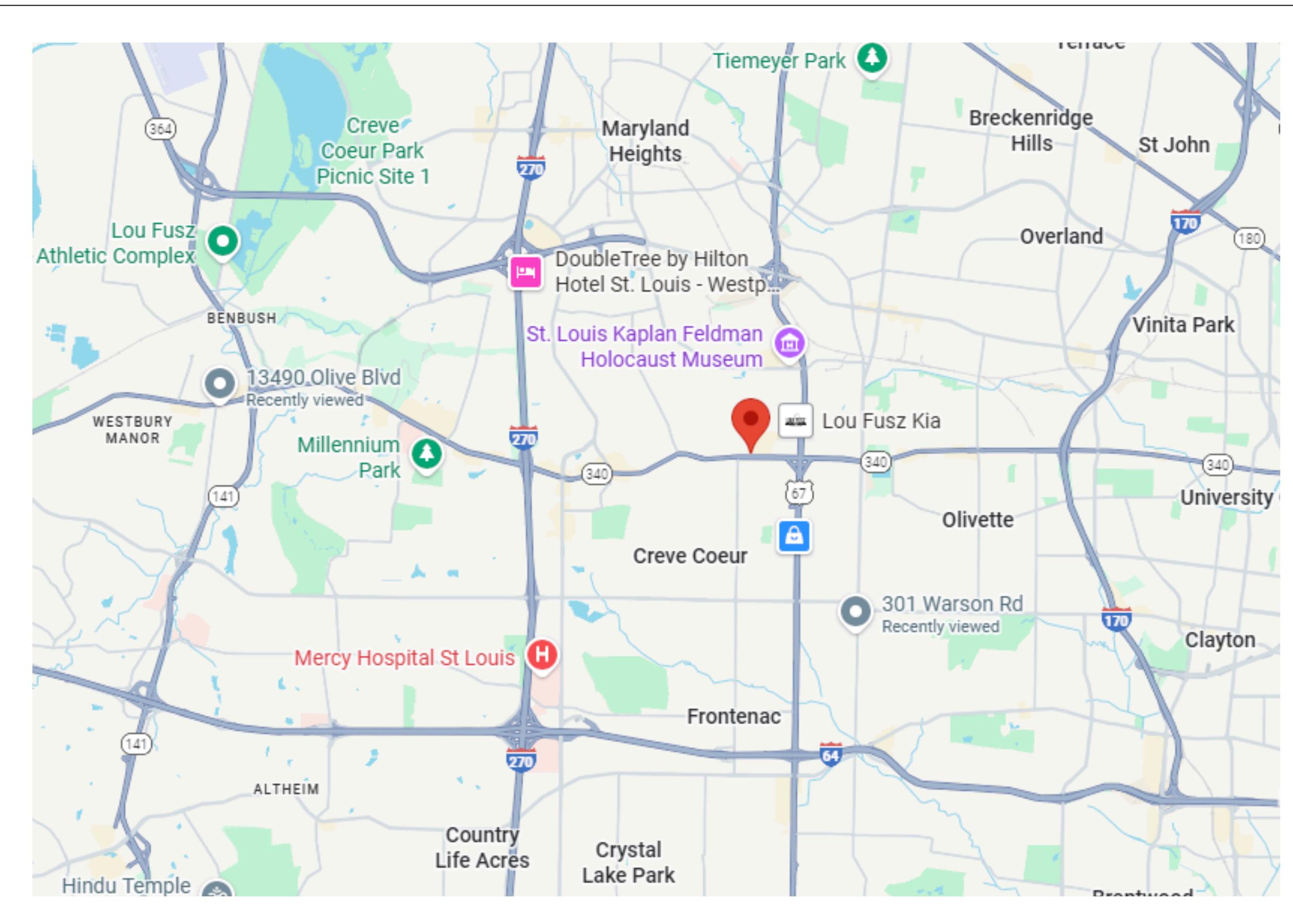
LOU FUSZ  
AUTOMOTIVE NETWORK  
"WE ARE ST. LOUIS"





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## LOCATION



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