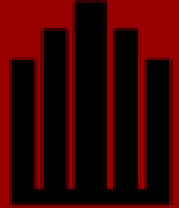


11720 Old Ballas Rd · St. Louis, MO 63141

FOR SALE: \$975,000.00





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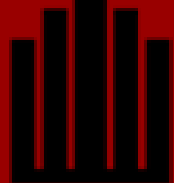
PROPERTY HIGHLIGHTS

- 5,240 SF two-story professional office building
- Prime Creve Coeur location in a well-established office corridor
- Convenient access to I-270, Olive Blvd., and North New Ballas Road
- Flexible, move-in ready office space with quality finishes
- Ample on-site parking for employees and visitors
- Minutes from Mercy Hospital and Missouri Baptist Medical Center
- Surrounded by restaurants, retail, hotels, and banking
- Ideal for medical, professional, or corporate office users
- Second floor presently vacant for owner/user investment
- 2025 Taxes: \$14,513

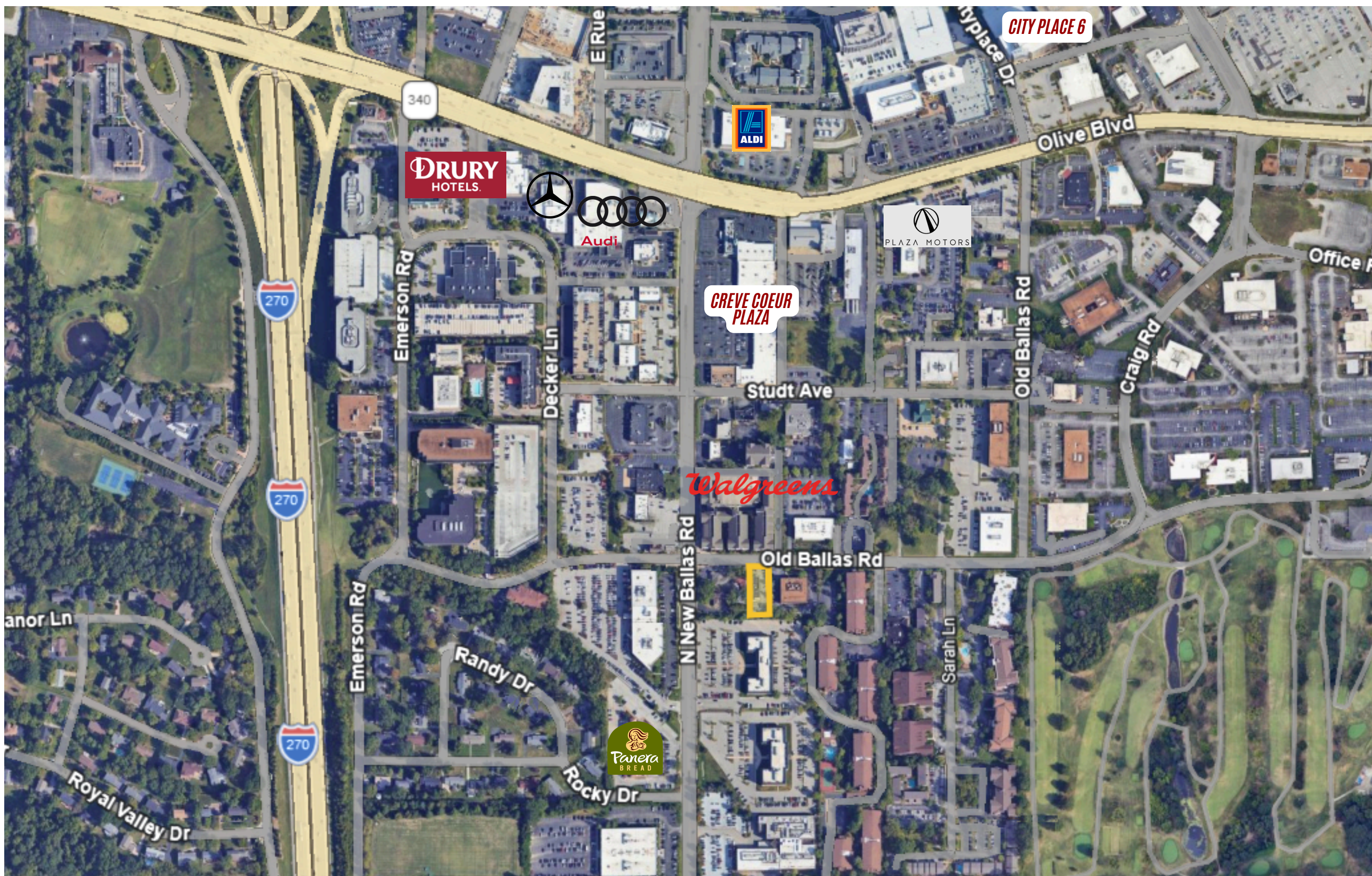
Contact:
Steve Bahn

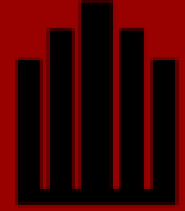
Office: 314.849.5858
Cell: 314.503.7601
Steve@bahnrealty.com





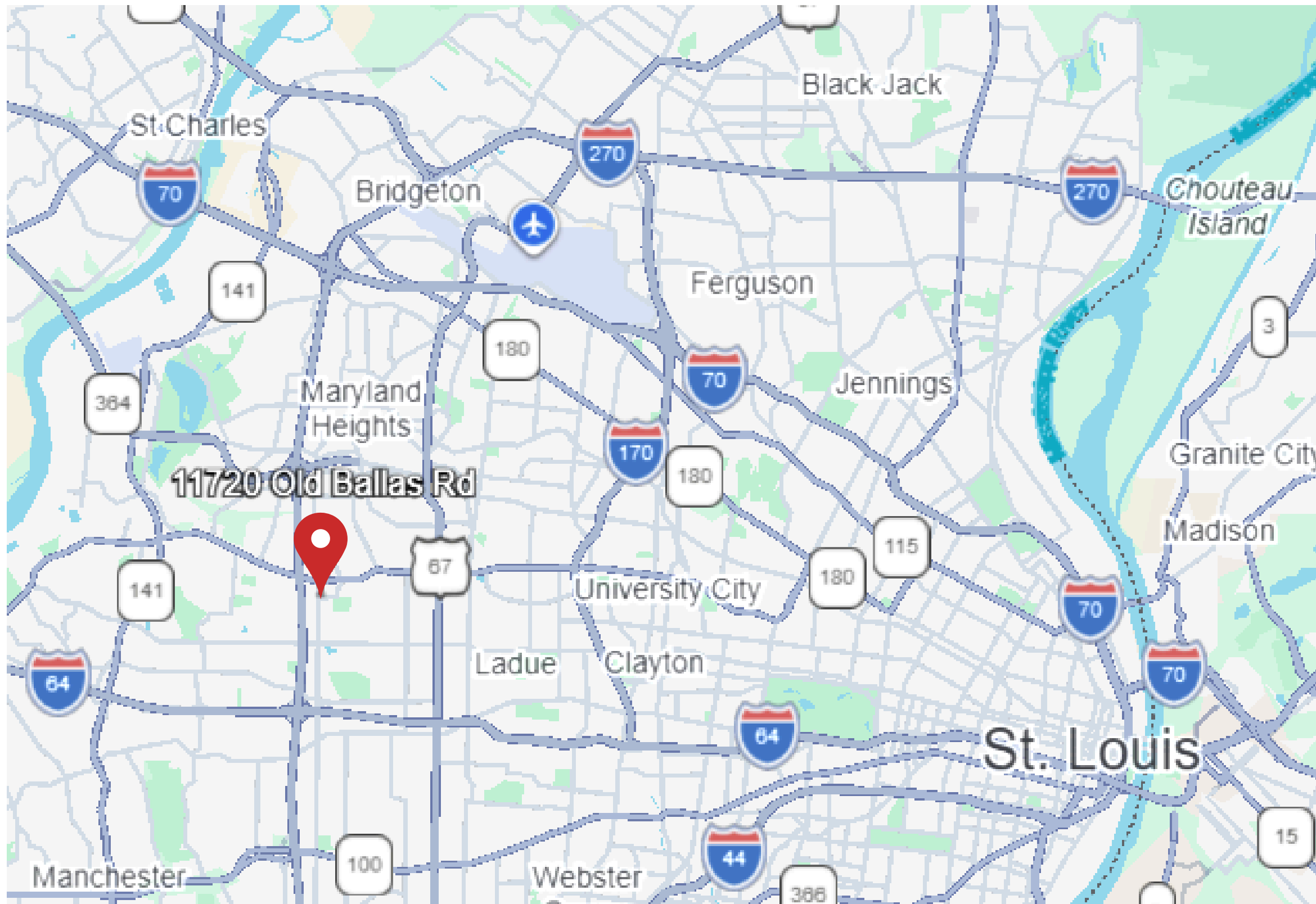
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LOCATION



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