

10835 St. Charles Rock Rd., St. Ann, MO

\$11,000,000



Property Highlights

- Recently completed construction 125,765 SF self-storage facility
- 88,078 SF rentable storage space - 742 storage units: 84-5'x5', 70-5'x7.5', 57-5'x10', 264-10'x10', 172-10'x15', 83-10'x20', 12-20'x30', 5 offices and a contractor storage unit
- Pro Forma NOI: \$1,140,000 (at 90% occupancy)
- Formerly a Walmart, located at the corner of Cypress and St Charles Rock Rds.
- Close proximity to St. Louis Lambert International Airport, Lindbergh Blvd. and I-70
- Part of strong commercial district near The Crossings at Northwest
- Land Area: 8.5 acres
- Traffic Count: 20,350 cars daily
- Zoning: B-5, planned commercial
- Taxes (2019): \$95,349

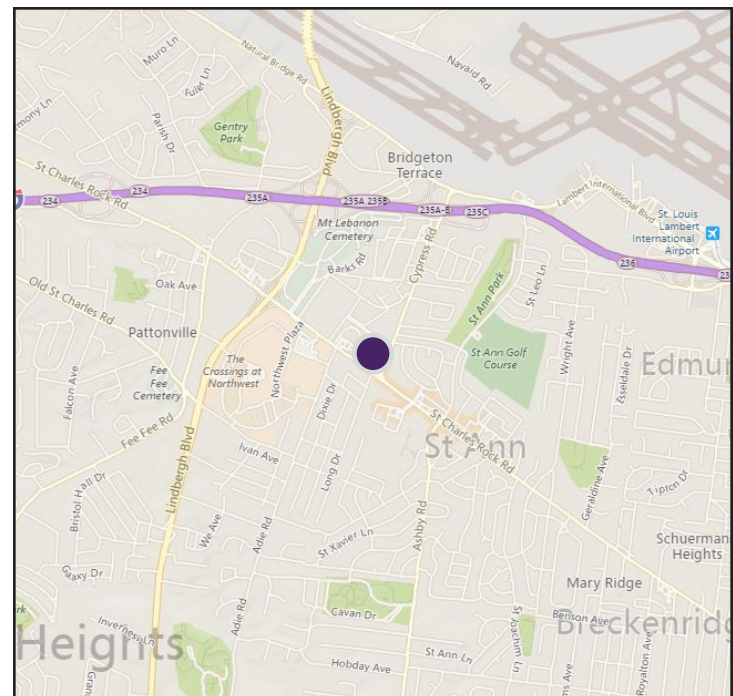
Also available with adjacent center

Property Overview

At the corner of St. Charles Rock and Cypress, a recently constructed 125,765 square foot storage facility is available for sale. The 8.5 acre site was formerly a Walmart and was rezoned to be redeveloped as a self storage facility. There are 742 storage units in total including a contractor storage unit and five offices. This property is part of a strong commercial district near The St. Louis Lambert International Airport, The Crossings at Northwest and Lindbergh Blvd. This property is an excellent opportunity for an investor.

Bridgeton and St. Ann are located in the northwest suburbs of St. Louis, approximately 16 miles from downtown. The property is close to the airport, I-70 and Lindbergh Blvd.

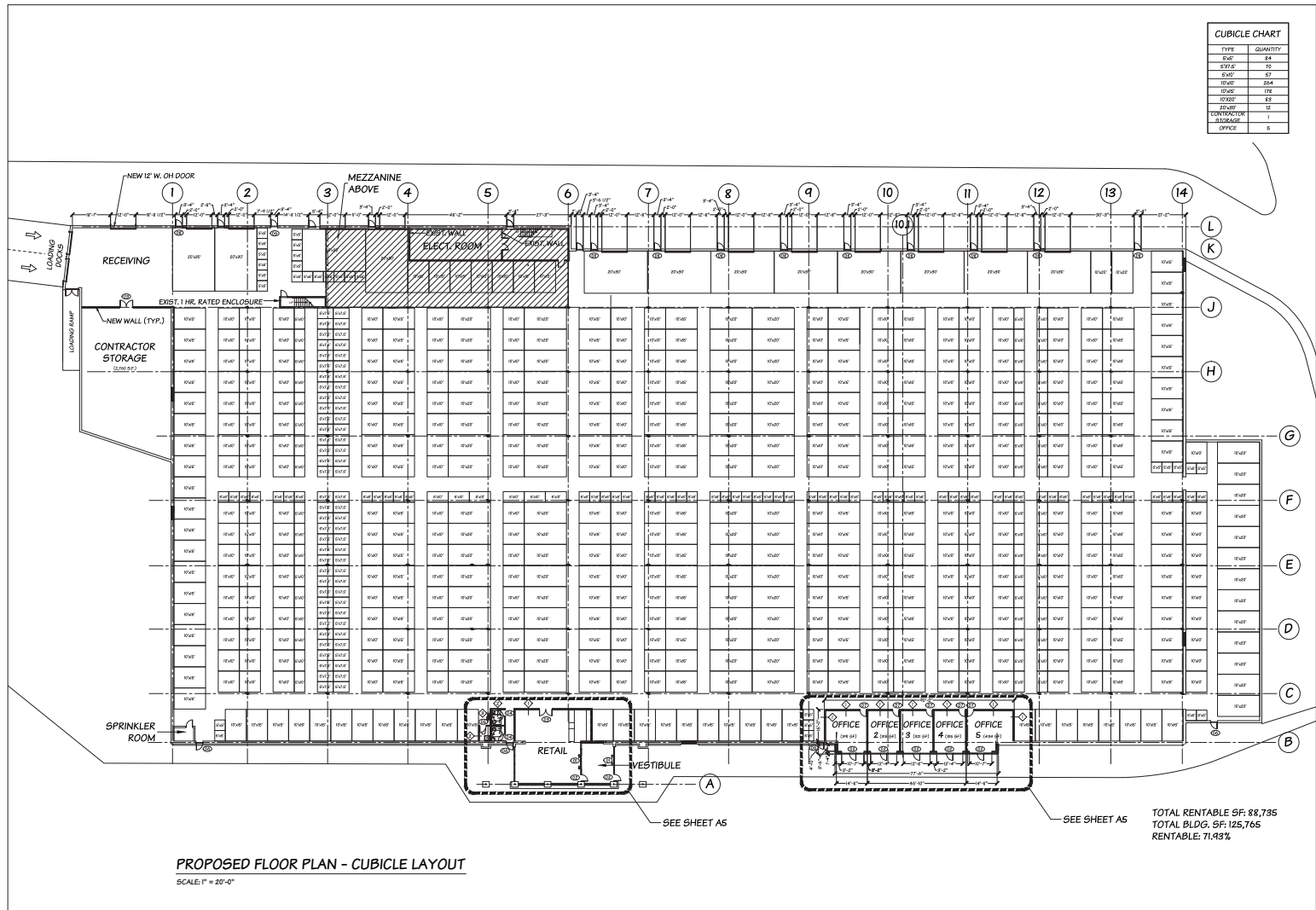
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,437	65,632	186,618
Households	4,300	27,599	78,909
Average Income	\$51,830	\$58,520	\$66,378



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Floorplan



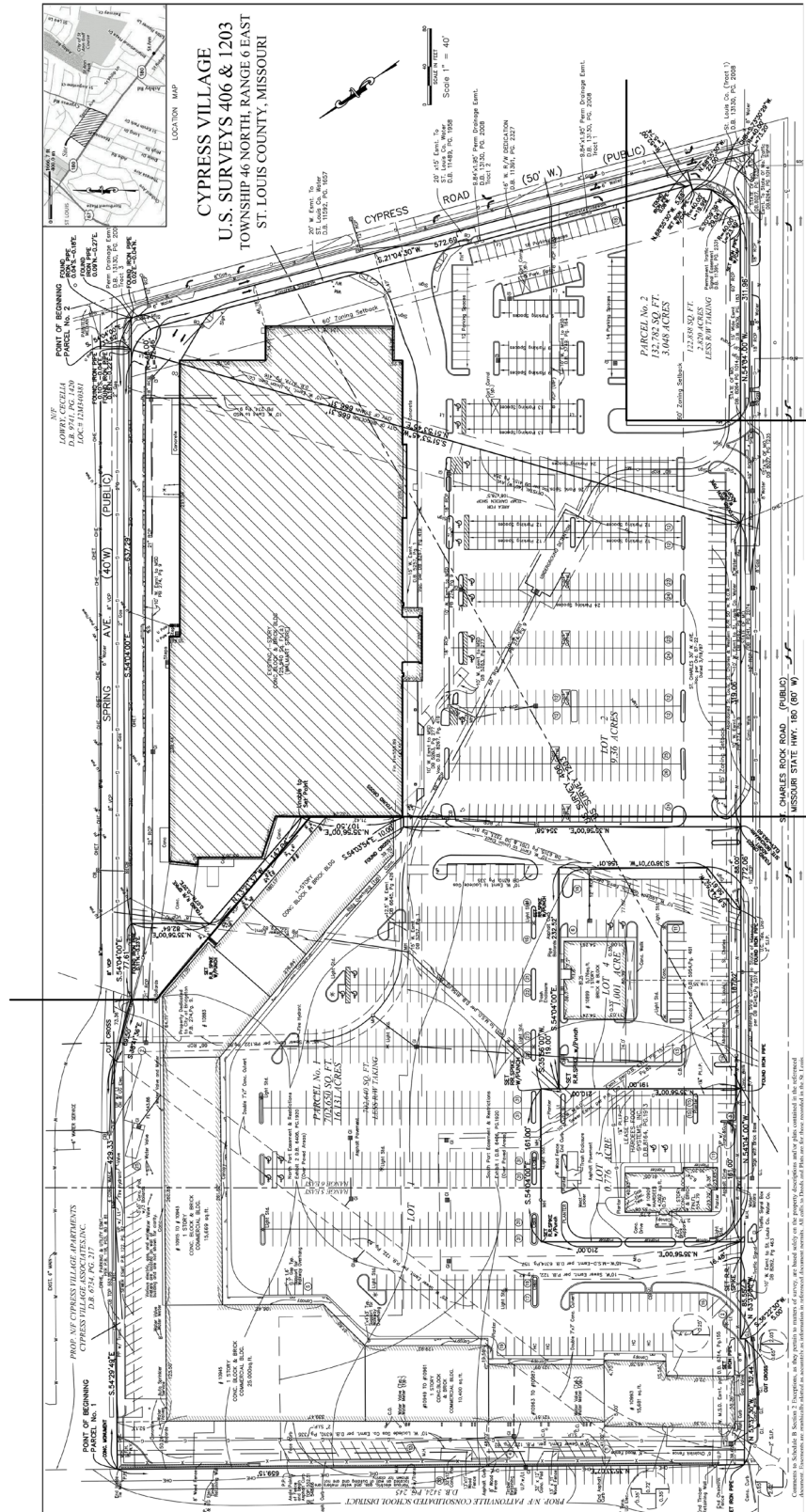
MILLENNIUM
PROPERTIES R/E

*Brand New Self-Storage Facility
On Busy St. Charles Rock Rd.*

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Site Survey



Daniel J. Hyman
Chairman and CEO
(312) 338 - 3003
dhyman@mpirealestate.com

mpirealestate.com

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Site Survey - Detail

