

# For Sale

*Fully Leased Office Building*

1000 Fairgrounds Road  
St. Charles, MO 63301



- 14,208 SF Two-story Multi-tenant Office Building
- 1 acre lot
- High-traffic location
- 100% Leased
- Zoning: C-2 (Improved Commercial)
- Built in 1987
- 53 Parking Spaces, 7.25/1,000 SF
- Sale Price: Call Broker



**Danny Wapelhorst**

Vice President

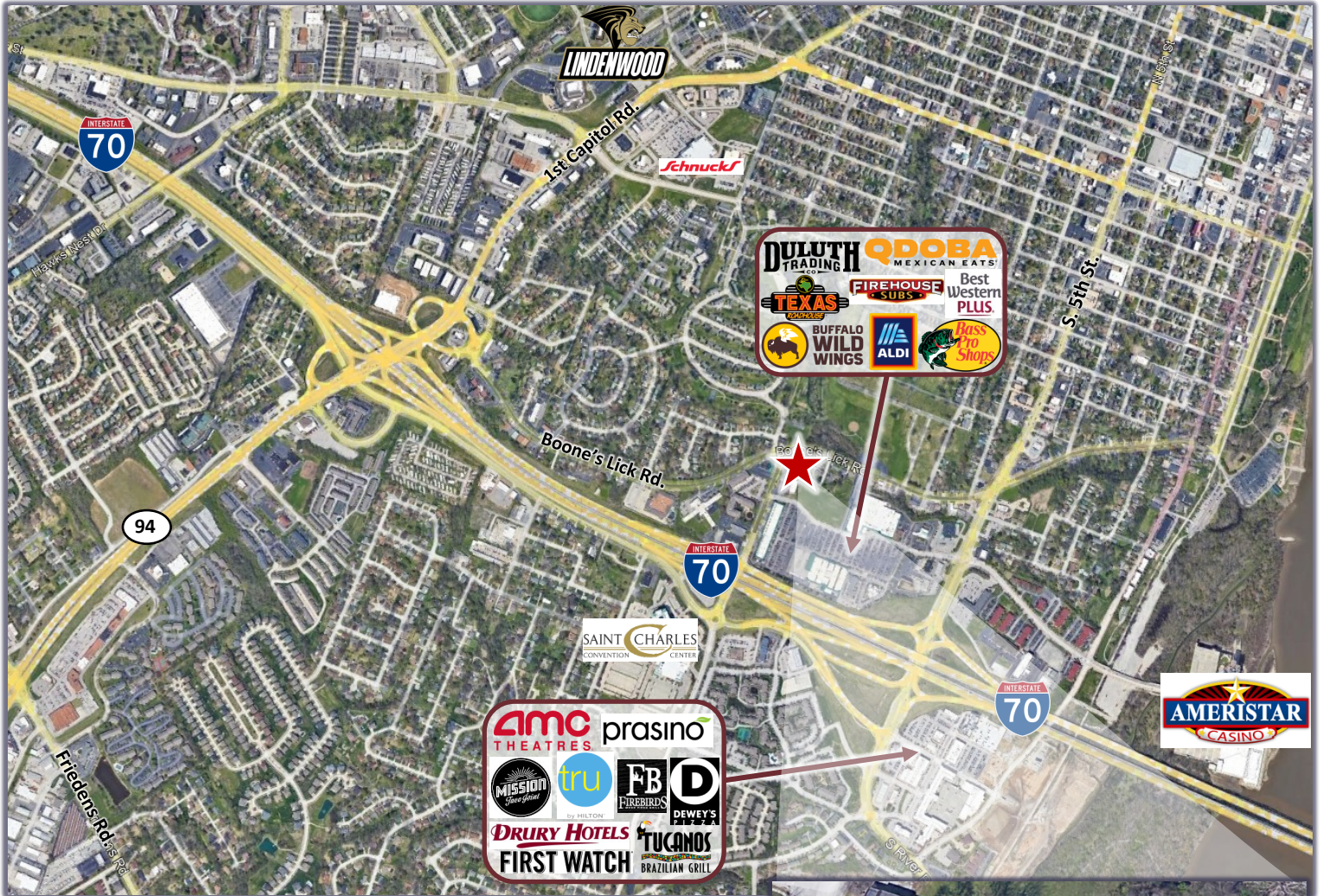
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**CISSELL MUELLER**  
COMPANY, L.L.C

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**Traffic Counts**

Collection Street	Cross Street	Traffic Volume
14798	Boonslick Rd NE	5,322
Fairgrounds Rd	Boonslick Rd NE	5,480
14797	Gustane Dr W	6,090
Boones Lick Rd	-	5,320
North Outer Road	Time Centre Dr SW	10,561
Fairgrounds Rd	I- 70 NE	5,480
14794	I- 70 NE	5,617
Veterans Memorial Pkwy	Time Centre Dr SE	6,337
14791	S 6th St W	6,065
Boones Lick Rd	Not Available No	5,945



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