

# For Sale

1821 S. River Rd.  
St. Charles, MO 63301



- 8,128 SF Building on 3.2-acre Site with 57 Parking Spaces
- Directly across from the RiverPointe Phase II Development
- Located between Streets of St. Charles & Family Arena
- Suited for Office, Church, School, Medical, Daycare, Showroom or Event Venue
- Beautiful all brick building with high end finishes
- Large Commercial Kitchen, classrooms, gathering spaces and offices
- Easy access to I-70, I-270, and MO. Rt. 364
- C-2 Zoning
- Sale Price: \$2,500,000.00

**Danny Wapelhorst**

*Vice President*

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



**CISSELL MUELLER**  
COMPANY, LLC



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

## Property Images



## RiverPointe Development

**Riverpointe** is a \$350 million, mixed-use riverfront development spanning roughly 82 to 120 acres along the Missouri River in St. Charles, Missouri, situated between Interstate 70 and the Family Arena.

### Scope & Components:

Multi-family residential units (including hundreds of planned apartments and townhouses/condos).

Hospitality, including a multi-story hotel and bar with rooftop dining.

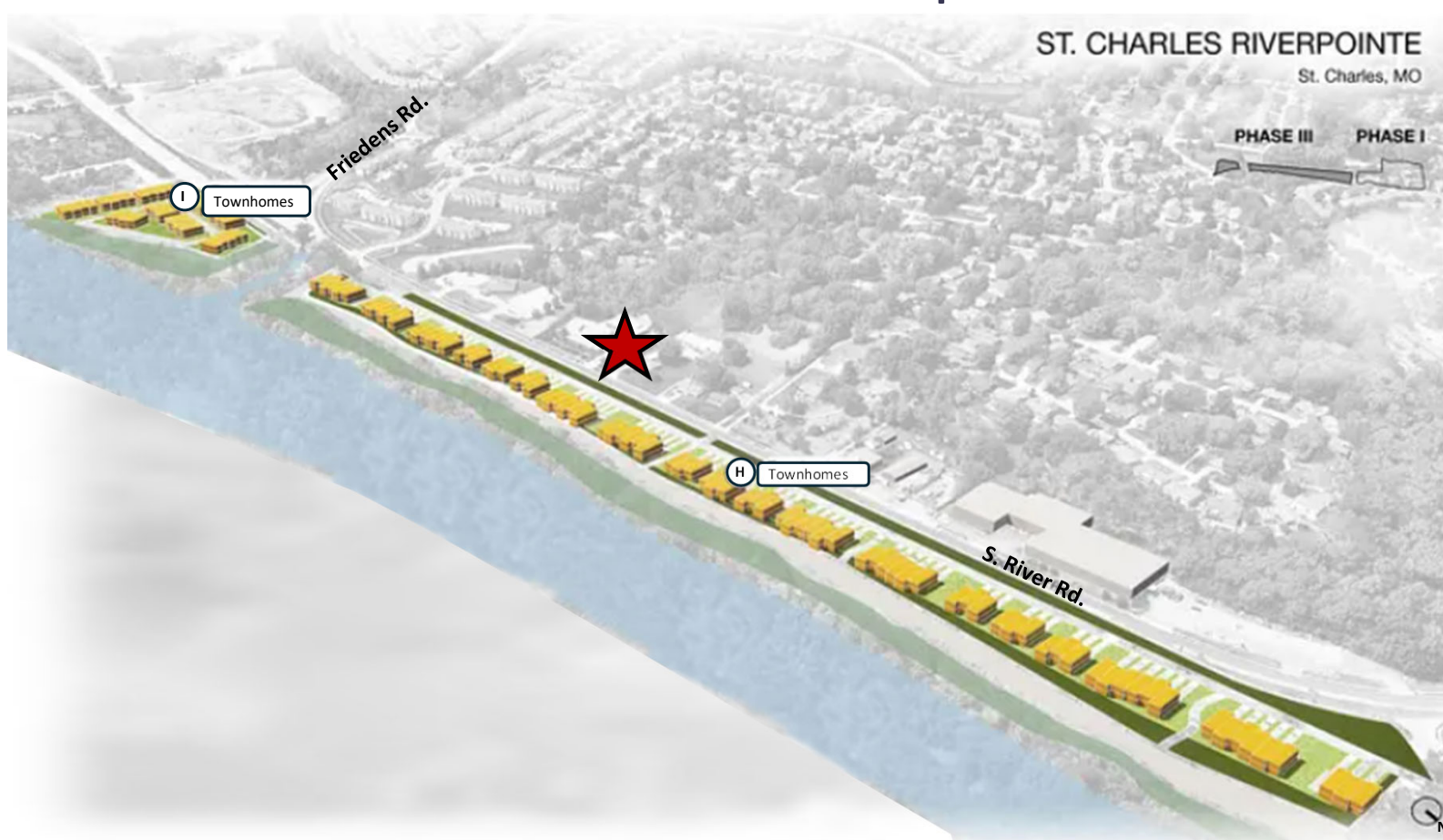
Commercial space featuring retail, dining, and office spaces.

Entertainment and recreation, anchored by early tenants like Chicken N Pickle, a central plaza, and an amphitheater.

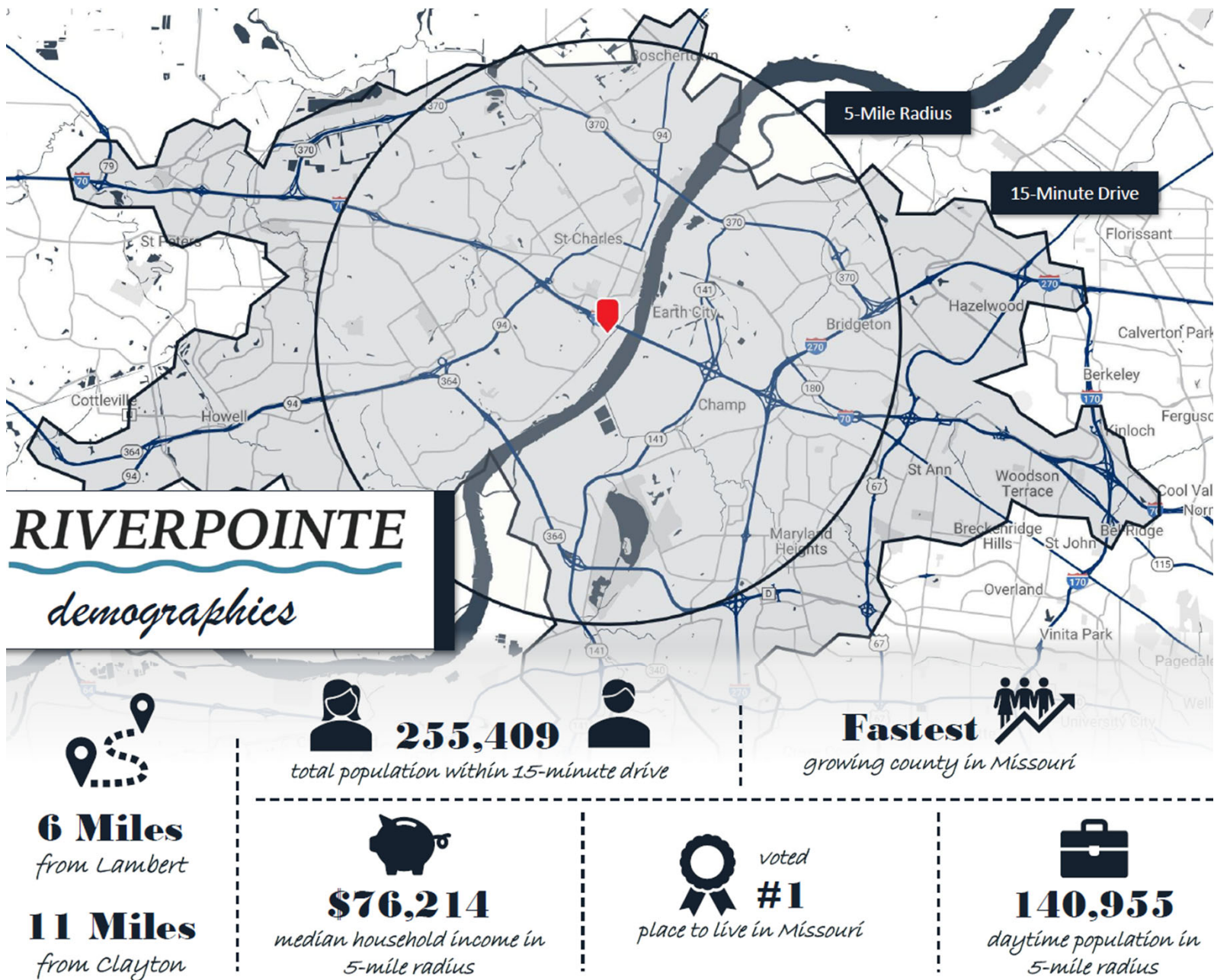
### Outdoor Features:

A planned 30- to 40-acre riverside water feature/lake, wetland boardwalk connections to Bangert Island, a riverwalk promenade, and a rebuild/relocation of segments of the Katy Trail

## RiverPointe Phase II Development



1821 S. River Rd.  
St. Charles, MO 63301



**Danny Wapelhorst**

Vice President

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



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