



*Sale Price Reduced!*

**FOR SALE**  
**530 VANCE ROAD**

St. Louis, Missouri 63088

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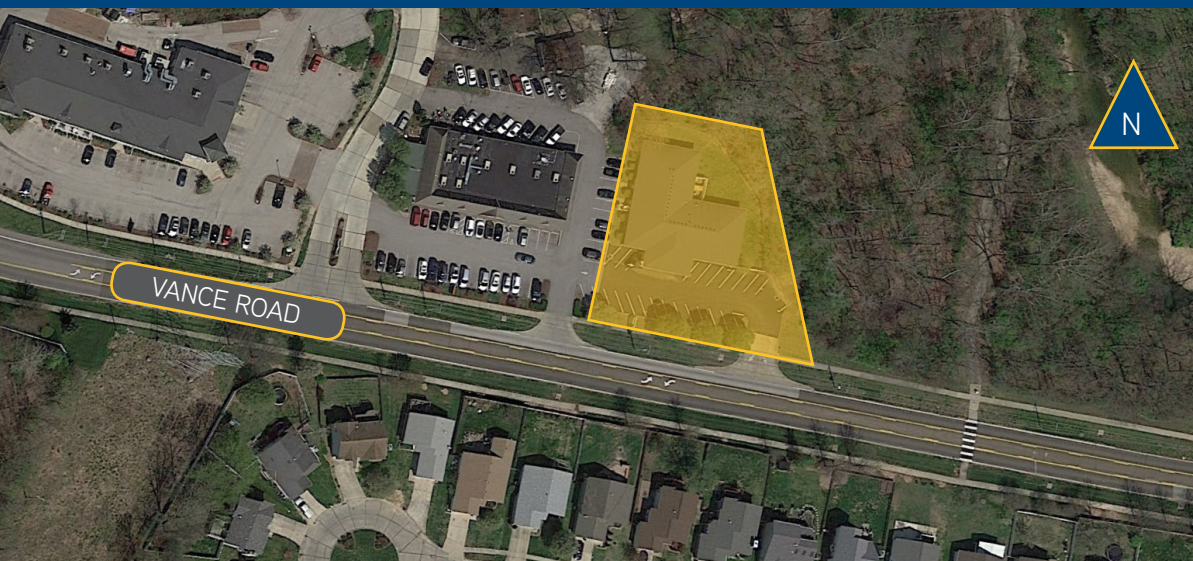


# PROPERTY FEATURES

- Single tenant, stand-alone building
- Excellent owner/user opportunity
- Complete interior renovation in 2016
- Layout includes reception area, training room, kitchen and breakroom, kitchenette, open bullpen, conference rooms, eight (8) private offices, and server room
- Convenient access to I-44 and Highway 141
- Potential for multi-tenancy
- Backup generator for server room and fiber to the building

## PRICING

- Sale Price: ~~\$695,000~~ **\$495,000**



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# PROPERTY SUMMARY

## 530 VANCE ROAD, VALLEY PARK, MO 63088

Property Type	Office
Building Size	6,624 SF
Land Area	0.64 Acres
Year Built	1995, Renovated 2004, 2016
Roof	2009
Generator	In-place
Zoning	PDC
Parking*	Approximately 21 spaces
Parcel	26Q440875
Technology	Fiber to building
Sprinklered	Partially

*\*Cross-access easement with adjacent property for 40 additional parking spaces.*

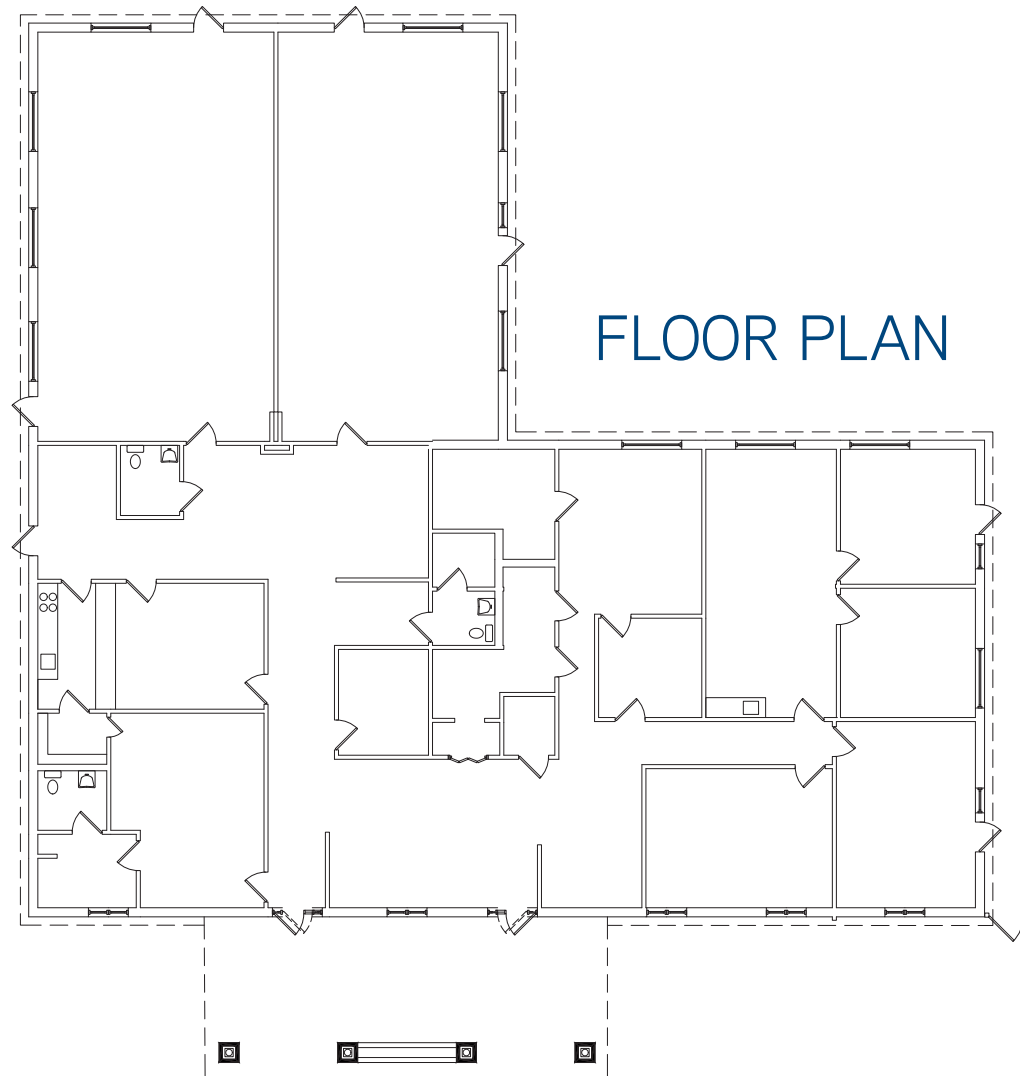
## LOCATION



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