

# FOR LEASE OR SALE

1236 JUNGERMANN RD. ST. PETERS, MO 63376

475 SF - 2,445 SF AVAILABLE



McKELVEY PROPERTIES  
building relationships . creating wealth

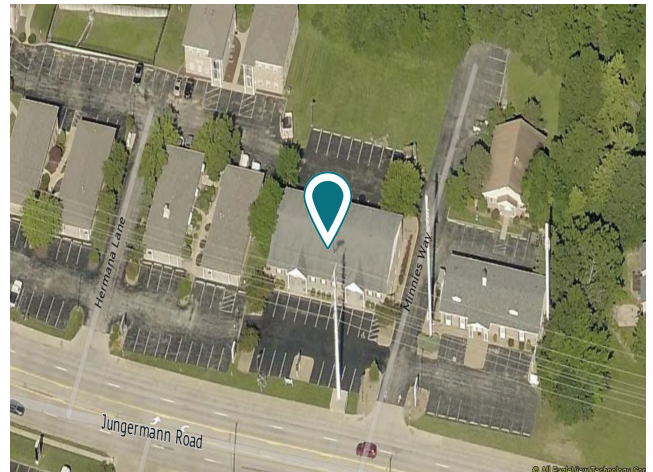


## PROPERTY FEATURES:

- 10,000 SF MULTI-TENANT RETAIL/OFFICE BUILDING IN A PRIME ST. PETERS LOCATION.
- FLEXIBLE SUITE SIZES 475 SF-2,445 SF AVAILABLE
- GREAT FOR OWNER USER OR INVESTMENT
- HIGHLY VISIBLE ALONG JUNGERMANN ROAD NEAR HWY 364/94 WITH STRONG DAILY TRAFFIC COUNTS
- PERFECT FOR MEDICAL, PROFESSIONAL OFFICE, RETAIL, OR ANY SERVICE-ORIENTED BUSINESSES
- GENEROUS ON-SITE PARKING FOR TENANTS AND CUSTOMERS
- SURROUNDED BY THRIVING RESIDENTIAL NEIGHBORHOODS AND NATIONAL RETAILERS INCLUDING SCHNUCKS, WALGREENS, AND CVS
- TENANT IMPROVEMENT OPTIONS AVAILABLE
- UNIT F, G AND H3 CAN BE COMBINED FOR 2,445 SF

## LOWER LEVEL:

Suite F: 1,250 SF  
Suite G: 675 SF  
Suite H2 475 SF  
Suite H3: 520 SF (no windows)



LEASE RATE UNITS F:  
\$15.00 SF GROSS  
(TENANT PAYS UTILITIES)

LEASE RATE UNITS:  
G \$1,200 PER MO FULL SERVICE  
H2 \$700 PER MO FULL SERVICE  
H3 \$650 PER MO FULL SERVICE

## Contact

KIM RICHTER  
314.333.9844 krichter@mckelveyproperties.com



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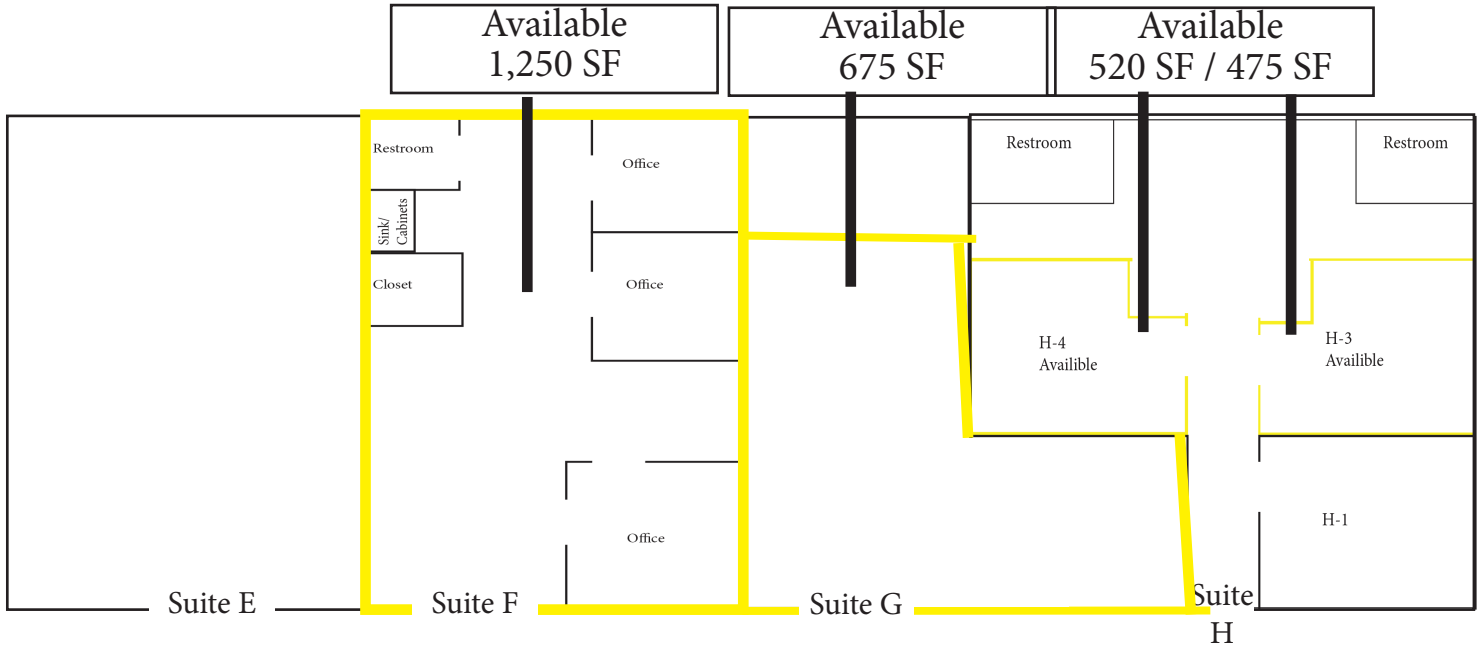
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## AVAILABLE SPACE

475 SF - 2,445 SF



BACK / LOWER LEVEL

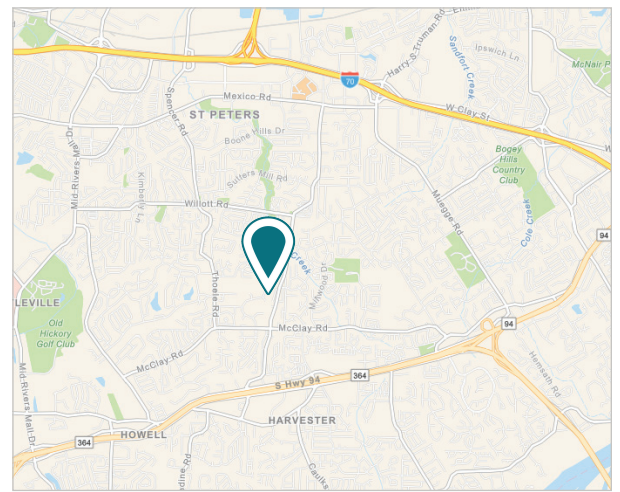
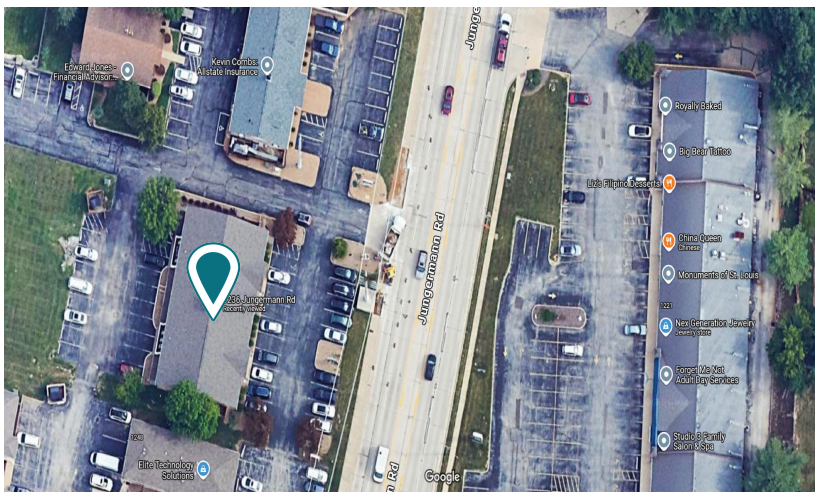
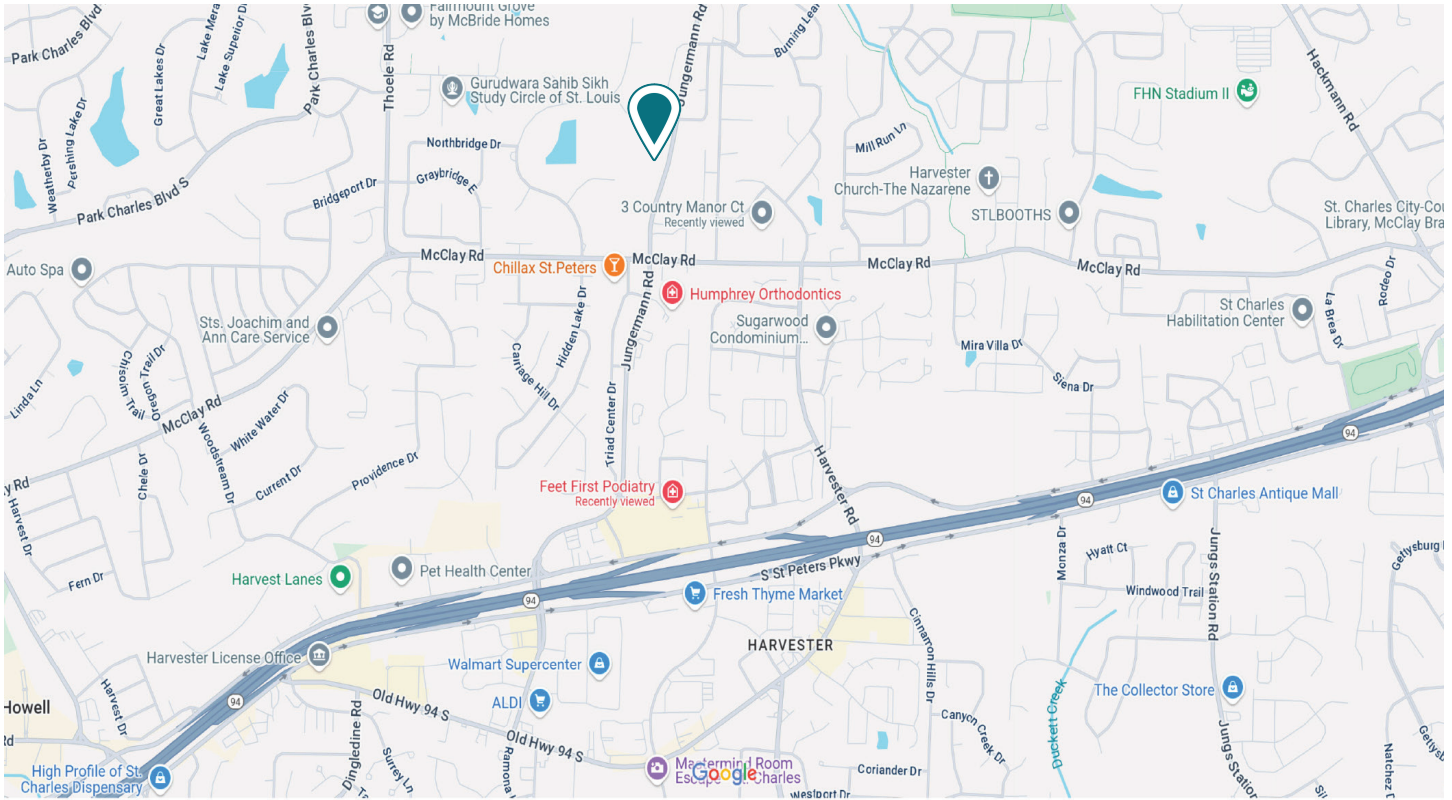


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<p><b>BUILDING SF</b> 10,000 SF 0.58 AC</p>	<p><b>ZONING</b> C</p>	<p><b>TAXES (2024)</b> \$15,635.98</p>
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**Contact**

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