Property Client Full w/Photos

2043 S Old Highway 94, St Charles, Missouri 63303

MLS#:	26011500	Prop Type:	**Commercial Lease**	Current Price:	**$20.00**
Status:	**Active**	Sub Type:		DOM:	**66**

Bldng Name:	**Plaza Verde**	Sct/Twn:	**ST CHARLES**
Yr Built/Est. Age:	**2003/23**	Levels:	
# Stories:		Stories Ttl:	**1**
Lot SqFt:	**69,260**	Lot Size:	**1.590 ac**
1st Fl SqFt:	**2,880**	2nd Fl SqFt:	**0**
SqFtAbv/PSF:	**/**	Sqft Bldg:	
Sqft Off:	**2,880.00**	Sqft Rtl:	
# Bldgs:	**1**	Unit #:	
Bldng Name:	**Plaza Verde**	Bus Name:	
Area:	**411 - Francis Howell North**		

Features

# Bldgs:	**1**	Fire Tag Rq:		Ceiling Height:	

Additional Features

Parking:	**Common, Parking Lot**	Carport:	
Construction:	**Brick, Vinyl Siding**	Model:	
Disclosures:	**Flood Plain No**		
Accessibility Ft:	**Accessible Common Area, Accessible Doors, Accessible Entrance**		

Systems & Utilities

Cooling:	**Central Air, Dual**	Heating:	
Utilities:	**Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**		

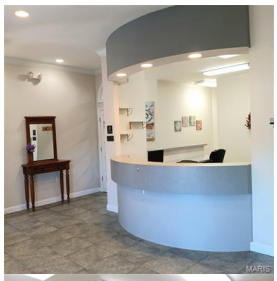
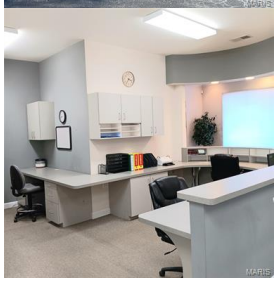
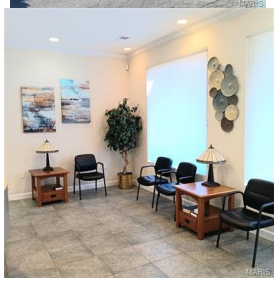
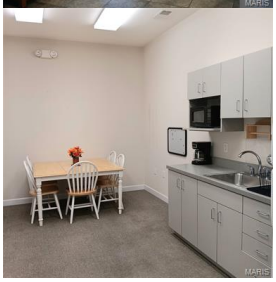
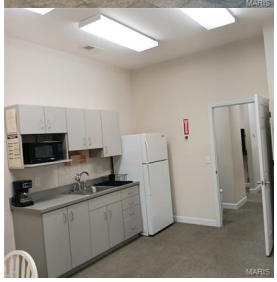
Public Remarks

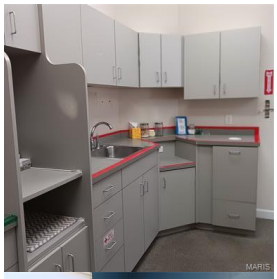
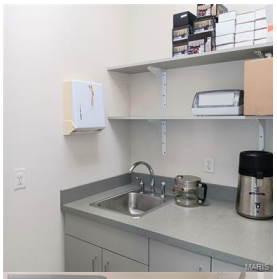
Great Opportunity! Turnkey Dental Office --Great Opportunityfor General Dentistry or Specialty Practices-Could Also be Medical Office or Botox/Aesthetician Salon**2880 Sq Ft Space Features a Modern Reception Area/ Waiting Room with Customer Restroom**5 Operatories-- Patient Chairs with 6th Space ready to Go**2 Private Offices*Employee Lunch /Break Room*Employee Bathroom with Shower**3 Lab/Work Rooms** Multiple Storage Rooms could be Small Offices**X-Ray Area & More**Zoned HVAC**2 Electric Panels **Clean **High Traffic Area**

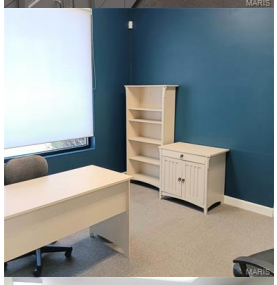
Legal/Taxes

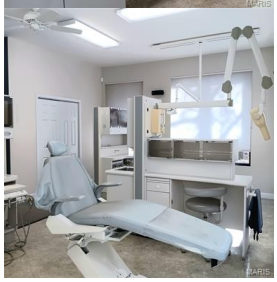
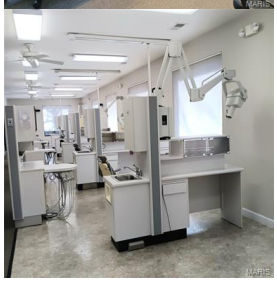
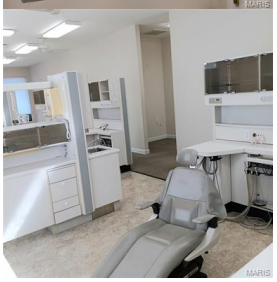
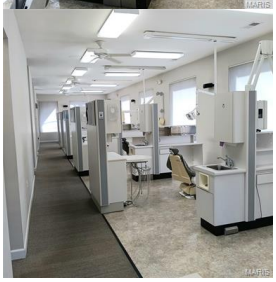
Parcel ID:	3-0011-9298-00-0001.0000000				
Ownership:	**Private**	Builder Name:			
Taxes:		Tax Year:	**2025**	Prop Asd Cty Tx:	

Media



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