

FOR SALE

Creve Coeur, MO

711

OLD BALLAS RD





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Photos + Highlights

EMILY ACKLEY

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A well-positioned two-story office and medical office building in the heart of Creve Coeur's core business district. Recent capital improvements and a strong parking ratio anchor the asset, with direct access to Olive Boulevard, I-270, and the surrounding West County corridors.

Overview

- Offered at \$3,450,000
- Two-story office and medical office building, ~22,658 SF
- 1.10-acre site
- Built 1980, renovated 1992

Location & Access

- Located in the Creve Coeur core business district
- Direct access to Olive Boulevard, I-270, and West County corridors
- Strong parking ratio
- Professionally managed

Building Features

- Mix of private offices, small suites, and professional layouts
- Parking ratio of 4 per 1,000 SF
- New HVAC (2023)
- Resurfaced parking lot (2024)
- New retaining wall (2025)

Owner/User Opportunity – Call for Details

www.LCGCap.com



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Lot

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Area Overview

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